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2010

"Reaching A Sustainable Future"

Illinois' 2010 Annual Comprehensive Housing Plan

ILLINOIS
DEPOSITORY

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UNIVERSITY OF ILLINOIS
AT URBANA-CHAMPAIGN

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Pat Quinn, Governor
and
The Illinois General Assembly

ILLINOIS HOUSING
DEVELOPMENT AUTHORITY

Executive Summary: "Reaching A Sustainable Future"

In 2010 a harsh national economic climate continues to impact the provision of affordable housing, creating corresponding repercussions for homeowners, renters, and communities in Illinois. Financial and technical resources that have historically been cornerstones of statewide affordable housing development remain severely limited. New federal programs and initiatives authorized nationally as recovery packages have and will bring additional resources to Illinois. 2010 will be a critical year in the administration of these new programs.

In creating the 2010 Annual Comprehensive Housing Plan, the Housing Task Force weighed the current economic forecast, market realities and available resources to set goals that will continue the focus on the Priority Populations begun under previous Annual Comprehensive Housing Plans. Additionally, the 2010 Plan seeks to maximize the new dollars and put them to their highest and best use to serve all of Illinois through coordinated and innovative approaches.

For 2010, four Focus Areas have been selected that promote ***sustainability*** and ***viability*** across the multi-dimensional landscape of affordable housing within Illinois: funding; communities; underserved populations; and properties. With these Focus Areas, the Task Force seeks to enact long term solutions that benefit individuals and families served by the Annual Comprehensive Housing Plan.

- **Strong Housing Agenda to Promote Viable Financing and Programming;**
- **Robust and Sustainable Communities;**
- **Comprehensive and Wide-Ranging Supportive Housing; and**
- **Sustainable Property Operations and Housing Preservation.**

Reaching A Sustainable Future, includes both multi-family and single family Housing Production Plans and a Residential Services chart that outline expected state expenditures for affordable housing capital development and related services in Calendar Year 2010. These Production Plans have been expanded to include additional programs authorized under the federal American Recovery and Reinvestment Act (ARRA) of 2009 and organized to reflect current administration of programs amongst State Agencies. In 2010, economic and housing market constraints are likely to have the continued impact of reducing the leveraging of resources - including private investment in tax exempt bonds and the equity raised through the syndication of tax credits. To account for this impact, estimates for these resources in the housing production plans have been conservatively estimated.

Reaching A Sustainable Future also continues to use the Technical Plan for FY 2009-2012 to identify specific activities of State agencies and partners to implement the 2010 Comprehensive Housing Plan. Generally, actions in support of the Focus Areas have been added to the Technical Plan.

Vision Statement

Quality housing, affordable to each household, with accessible and appropriate services where needed, that supports individual and family success. Housing is an essential asset and economic engine for neighborhoods, integral to the creation of robust communities for the citizens of Illinois.

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HOUSING PRINCIPLES

Affordability and Choice

Stable and affordable housing is a prerequisite to achievement of individual and family success. A full range of quality housing options – both single family and multi-family homes – available and accessible in communities throughout the State is an essential part of meeting the needs of all income groups and special needs populations. Strategies employed to assure affordability and choice must promote equal access, create housing options in the least restrictive environments, prevent homelessness, support homeownership, and coordinate housing and services.

Creation and Preservation

To ensure ongoing affordability, investment of public and private resources must be directed toward the preservation of existing housing and creation of new affordable housing assets. We seek to bring down the cost of development, reduce the ongoing cost of operations, and assure the development of a range of housing types.

Leadership

Recognizing that housing is not just bricks and mortar but the foundation for personal achievement and community involvement, it is critical for policymakers at all levels of government and in all types of communities to guide and promote housing as fundamental to community and economic health. Leadership requires accountability through identifying priorities, setting goals for the use of resources that reflect these priorities, and reporting on production. Promoting housing includes ensuring that every area and group can fairly compete for resources, requiring focused training and technical assistance for communities and housing providers.

A REVIEW OF COMPREHENSIVE HOUSING PLANNING IN ILLINOIS

Executive Order 2003-18 was issued on September 16, 2003, establishing the first statewide comprehensive housing initiative, identifying underserved "Priority Populations", and appointing the Housing Task Force to improve the planning and coordination of the State's housing resources through 2008. The Executive Director of the Illinois Housing Development Authority (IHDA) was appointed Chair of the State's Housing Task Force and was joined by a panel of thirty-four representatives from State agencies and the housing community.

Illinois' six underserved Priority Populations:

- Low-income Households (with particular emphasis on households earning below 30% of area median income);
- Low-income seniors;
- Low-income persons with disabilities;
- Homeless persons and persons at-risk of homelessness;
- Low- and moderate- income persons unable to afford housing near work or transportation (Live Near Work); and
- Low-income persons residing in existing affordable housing that is in danger of being lost or becoming unaffordable (Preservation).

The Housing Task Force organized working groups to investigate the specific housing needs of the Priority Populations and to formulate recommendations for action that would be compiled into the first Technical Plan (2005-2008).

The Comprehensive Housing Planning Act (P.A. 94-965) of 2006 codifies Executive Order 2003-18 and extends its intent through June 30, 2016. Per the Act, the State of Illinois shall continue to prepare and be guided by an annual comprehensive housing plan addressing the housing needs of the underserved populations. Annual Comprehensive Housing Plans are to include an identification of funding sources for which the State has administrative control that are available for housing construction, rehabilitation, preservation, operating or rental subsidies, and supportive services.

Accomplishments under previous Annual Comprehensive Housing Plans:

2005: Starting with the State's first Comprehensive Housing Plan, *Building for Success,* three major housing principles were shaped: Affordability and Choice, Creation and Preservation, and Leadership, which set the foundation for strategies and actions to meet the needs of the Priority Populations. Specific accomplishments achieved throughout the succeeding years responded directly to these housing principles, and provided the groundwork for future growth and initiatives:

- Redesigned homebuyer mortgage financing programs (the I-Loan Homebuyer Mortgage and the I-Loan Tax Credit Certificate) were introduced in 2005;
- Community integration efforts were invigorated in 2005 for the elderly after a moratorium on approvals of projects under the Medicaid waiver for Supportive Living Facilities (SLF) was lifted in late 2004; and
- The Rental Housing Support Program was signed into law, establishing the largest State-sponsored rental assistance program in the country, targeting assistance for persons below 30% of area median income.

2006: The second State Comprehensive Housing Plan, *On the Road to Success,* established specific actions in three focus areas: Coordination and Alignment of State Resources and Initiatives; Targeting Production Plan Resources for the Preservation and Rehabilitation of Affordable Housing; and Design and Implementation of Programs to Support Long-Term Homeownership for Illinois' Working Families. Accomplishments in 2006, continued to build on the guidance set by the Housing Task Force:

- In 2006, over 60 employers assisted nearly 400 employees purchase homes under Illinois' nationally recognized Employer-Assisted Housing Program (EAH). The State contributed to this effort with matching funds from the IL Affordable Housing Trust Fund and State Donation Tax Credit for many of these eligible buyers;
- Development of supportive housing was expanded in 2006 with over $55.5 million committed to create roughly 650 permanent supportive housing units to meet the needs of persons and families facing homelessness. Additionally, the Homelessness Prevention Program operated by the IL Department of Human Services (IDHS) assists over 13,400 households annually with temporary housing and financial assistance. In FY 2007, funding for the Homeless Prevention Program was increased to $11 Million;
- A new statewide Home Modification Program was announced with funding through the IL Affordable Housing Trust Fund to finance home improvements for mobility impaired seniors and persons with special needs.

2007: Sent to the Governor on January 2, 2007, *Affordable Housing Dimensions*: *Illinois' 2007 Annual Comprehensive Housing Plan* is the first plan created under the Comprehensive Housing Planning Act. Highlights of planning and coordination in 2007 include:

- Safe and affordable homeownership was advanced with the launch of the G-I Loan for Heroes Program, a $15 million (quickly expanded to $30 million) pilot mortgage program administered by IHDA in partnership with the IL Department of Veterans Affairs (IDVA). This nationally recognized Program provided comprehensive home purchase program resources, helping qualified veterans and service personnel secure low-interest mortgages and closing cost assistance;

- The creation of a Supportive Housing Working Group to evaluate and present best practices for increased and improved development of supportive housing;
- IHDA, local municipalities, and private financial institutions committed over $95 million in financing for 560 new Supportive Living apartments in smaller and mid-size Illinois counties. Supportive Living Facilities provide an alternative to institutionalization for seniors.

2008: The 2008 Housing Plan, *Prime Solutions For Affordable Housing* sought to address the affordable housing challenges presented by sharp cost increases for construction and operations, and the fallout from the sub-prime mortgage foreclosure crisis by promoting innovative responses and partnerships to proactively respond to these broad new challenges. Highlights of 2008's successes include:

- Over $5 million in funding was provided for a Statewide Foreclosure Prevention Network in cooperation with Neighborhood Housing Services of Chicago and the national NeighborWorks Program;
- IHDA allocated $40.8 million in federal Low Income Housing Tax Credits (LIHTC) for the creation and preservation of over 3000 qualified affordable rental housing units for families, seniors and residents with special needs; and
- A coalition of State agencies worked with community stakeholders to implement the Money Follows the Person Demonstration federal grant; seeking to transition approximately 3400 residents over five years from institutions to affordable, housing in qualified community based residences with access to services.

2009: In 2009, *Building the Economic Recovery: Affordable Housing in Illinois* continued to address the affordable housing challenges presented by the sub-prime mortgage foreclosure crisis. This plan poised Illinois to work proactively to access new federal resources and to dig-deep in a year of "reinvention" for the agencies, advocates, financial partners, and developers of affordable housing. Beginning with the 2009 Plan, the State adopted its second Technical Plan (2009-2012) which updated many of the original technical planning items and added new action items. Highlights of 2009's successes include:

- Interdepartmental coordination continued in support of newly announced and anticipated federal programs under the American Recovery and Reinvestment Act that bring much-needed resources into Illinois;
- Implementation of comprehensive foreclosure prevention and mitigation programs including: the passage of Homeowner Protection Act; promotion of the federal Making Home Affordable program; outreach to broader geographic regions of the State through a Statewide Mortgage Relief; administration of the National Foreclosure Mitigation Counseling Program; and commitment of funding under the Neighborhood Stabilization Program;
- Creation and authorization of the **Illinois HOME START Loan Program**, offering lower income homebuyers programs to help make a first-time home purchase;
- Expanded access to affordable rental housing for residents via a statewide web-based Housing Locator launched in 2009. ILHousingSearch.org is a free service designed to improve search capabilities; while promoting equal access to housing options in the least restrictive environments, preventing homelessness, and coordinating housing and services for all of the State's underserved populations; and
- Implementation of the Equity Replacement Program, including Tax Credit Assistance Program (TCAP) and Section 1602 "Tax Credit Exchange" resources made available through ARRA to assist developments unable to raise sufficient equity from awarded LIHTCs. Commitments of the Equity Replacement Program resources reached nearly $150 million in 2009, with an estimated 100% of the TCAP resources and roughly half of the Section 1602 resources approved by IHDA's Board of Directors. Carryover Section 1602 funding will be awarded in 2010.

ANNUAL COMPREHENSIVE HOUSING PLAN: 2010 FOCUS

Each year the Annual Comprehensive Housing Plan identifies important Focus Areas that direct Illinois' housing experts and partner State agencies in their approach to addressing the affordable housing needs of the Priority Populations. These highlighted Focus Areas, the corresponding Strategies, and the related 2010 Actions contained in the Technical Plan, provide the central focus of the year's activities.

For 2010, the State has adopted four Focus Areas that seek to serve the Illinois Priority Populations with an all-inclusive approach intended to address the affordable housing needs of the individual from multiple perspectives. This holistic approach begins with a broad, agenda-driven perspective but also drills deeper to tackle the rebuilding and strengthening of Illinois' communities, increased access to specific housing types, and the long-term preservation of affordable properties and homes. The themes of ***Sustainability*** and ***Viability*** play an integral role in the 2010 focus and these ideas are incorporated within each perspective represented.

	Definitions / Keywords *	**Annual Comprehensive Housing Plan Applicability**
Sustainability	Using a resource in a manner that does not deplete or permanently damage the resource; A lifestyle involving the use of sustainable methods	Smart investment of State and federal resources in affordable housing development and preservation with shared goal of meeting housing needs today and replenishing resources for continued investment and regrowth in the housing market in the future.
Viability	Demonstrating capability for growth or development; Functionality; Functional Independence; Showing a reasonable chance of succeeding; Financial sustainability	Sound investment choices that aim for long-term success and lasting impact.

* (2009). In Merriam-Webster Online Dictionary.

As advised by the Housing Task Force and its Executive Committee, the **2010 Focus Areas** have been targeted to provide both flexibility and responsiveness despite a sluggish real estate market. The **Strategies** in support of these **Focus Areas** have also been chosen to further statewide capacity-building and to expand existing programs and access to new resources. The Focus Areas of the 2010 Annual Comprehensive Housing Plan reflect a "big-picture to street-level" approach necessary for maximum impact on the difficult housing environment facing our nation, our communities and our residents:

- **Strong Housing Agenda to Promote Viable Financing and Programming;**
- **Robust and Sustainable Communities;**
- **Comprehensive and Wide-Ranging Supportive Housing; and**
- **Sustainable Property Operations and Housing Preservation.**

Each **Focus Area** is organized with key **Strategies** and targeted **2010 Activities**. Additional specificity is provided in the Technical Plan, where Action Items associated with the **2010 Focus Areas** have been flagged as "2010 Focus".

Focus Area #1: Strong Housing Agenda to Promote Viable Financing and Programming

To best address the needs of Illinois' underserved Priority Populations, the State must maximize efforts to access programs and funding as they become available. "Viable housing programs" are those with dedicated funding sources, that can be administered efficiently, and with an intended use that responds directly to the housing needs of the State's residents. As part of the overall agenda to secure these viable programs and resources, the State must also prepare to maintain existing funding sources and look to new and inventive ways to increase the effectiveness of all resources by pursuing deeper levels of intergovernmental, interdepartmental, and regional partnership.

2010 Focus Area #1: Strong Housing Agenda to Promote Viable Financing + Programming

Strategies:	2010 Activities:
Deploy New/Stabilize and Expand Existing Resources	Coordinate funding commitments, expenditures, and additional resources made available under the **American Recovery and Reinvestment Act (ARRA) of 2009**, or other federal stimulus programs, throughout Illinois via tracking and mapping of investments.
	Utilize **CDBG Disaster Recovery resources** for affordable housing creation and preservation. Over $64 Million available for housing programs from CDBG Disaster Recovery programs - 1771 ("Midwest") and 1800 ("Ike") in eligible areas.
	Encourage use of **USDA-administered ARRA funding for Section 502 Direct Loan and Guaranteed Loan Programs** for rural homeownership with IHDA programs.
	Targeted program planning for **State-funded Capital Bill** resources available to support affordable housing.
	Access low cost capital resources for the development and preservation of homeownership and multi-family rental properties through the Treasury Department HFA Initiative's New Issue Bond Program (NIBP).
	Support legislative extension of the **Illinois Affordable Housing Tax Credit** (Donation Tax Credit) program, which is set to sunset in 2011.

2010 Focus Area #1: Strong Housing Agenda to Promote Viable Financing + Programming (CONTINUED)

Strategies:	2010 Activities:
Build Partnerships	**Expand market for Low Income Housing Tax Credits (LIHTCs)** by targeting new and renewed investors including regional banks that better understand specific local housing markets.
	Promote private sector affordable rental and workforce housing development through partnerships and planning with local jurisdictions in areas of the state currently underserved or impacted by increasing foreclosure and vacancies.
	Develop Technical Assistance options to help produce quality application-ready proposals for affordable rental housing in areas of the state that have historically had difficulties accessing State and federal funding for affordable housing development.
	Strengthen state and federal legislative partnerships through **comprehensive housing agenda.**
Implementation and Regulatory Efficiency	**Support federal HEARTH Act** expansion of HUD's Homeless Assistance Programs, homeless prevention programming, and rapid re-housing emphasis. Advocate for changes that streamline and increase resources for program renewals funded separately from annual competitive grants for new Permanent Supportive Housing production.
	Promote funding and streamline administration of the recently established **National Housing Trust Fund,** with targeted eligibility for operating assistance.
	Support initiatives that address **foreclosure prevention and sustainable homeownership** through realistic loan modifications and principal reduction plans.

The American Recovery and Reinvestment Act (ARRA) of 2009 –

The American Recovery and Reinvestment Act (ARRA) of 2009 was one of the first legislative actions accomplished by the new federal administration. The ARRA is a sweeping stimulus package worth roughly $787 billion. The Act includes federal tax relief, expansion of unemployment benefits and other social welfare provisions, and domestic spending in education, health care, and infrastructure. ARRA programs for affordable housing development and operating funding is allocated through the U.S. Department of Housing and Urban Development (HUD), with some tax-based development funding allocated through the U.S. Department of the Treasury and Internal Revenue Service (IRS). The ARRA is anticipated to have a profound effect on the development, preservation and provision of affordable housing in Illinois.

Throughout 2009, the Illinois State Agencies focused energy towards preparing for the resources provided by the ARRA to become available. Efforts begun in 2009 aim to coordinate applications and leverage funding throughout the State for other ARRA resources that are funded through competitive application. Through the Office of Governor Pat Quinn, coordination of ARRA resources with other State activities became a priority for various ARRA working groups, consisting of state departments and agencies. The ARRA Housing Working Group worked to carry out the following primary goals:

- identify and leverage available funding sources to maximize the impact of ARRA housing dollars; and
- encourage communication among state agencies and others for a comprehensive approach to planning for housing policy and projects.

Towards the end of 2009, the ARRA Housing Working Group was merged with the Interagency Subcommittee of the Housing Task Force, which consists of State Agencies with an interest in Affordable Housing issues and represents essentially the same group as the ARRA Housing Working Group. This merger underscores the type of interagency coordination necessary to best serve the State.

ARRA-funding for affordable housing began to come online at the end of 2009, with the additional commitments to occur during CY 2010. ARRA funding has been merged with the 2010 Housing Production Plans and Residential Services expenditure tables in this document, as it is the intention of the Housing Task Force to track the ARRA funds for the State.

A chart showing the various housing-related ARRA programs is included in Appendix A of this document.

Additional information relevant to this Focus Area is presented in the following appendices:

- **Appendix A:** American Recovery and Reinvestment Act (ARRA) of 2009 housing program chart;
- **Appendix B:** Additional State Interdepartmental Coordination and Planning Opportunities

Focus Area #2: Robust and Sustainable Communities

Individuals and families that make up the Priority Populations benefit from efforts to strengthen communities in which they live. This Focus Area is designed to examine specific ways that funding can be applied within the state's regions, counties, cities, and towns to further smart redevelopment and growth. Sustainable communities are actively engaged in both preserving and creating multi-family rental stock as well as restoring homeownership opportunities through effective foreclosure mitigation and new home purchases for qualified buyers.

Additionally, sustainable communities are committed to planning and coordinating residential and commercial development, and transit. Through the strategies and activities associated with this Focus Area, communities will be encouraged to build and share capacity with the State, and to address important linkages that will enhance their ability to serve their residents.

2010 Focus Area #2: Robust + Sustainable Communities	
Strategies:	**2010 Activities:**
Comprehensive Investments	Address national and local initiatives linking **Housing, Transportation, and Employment** via a statewide working group.
	Position Illinois to take advantage of resources through the federal CDBG **Sustainable Communities Initiative (SCI)**, the proposed Livable Communities Act, and/or the Choice Neighborhoods Initiative.
Community Engagement	Increase access to **counseling services for foreclosure, and homeownership** within the State's communities.
	Encourage **regional capacity-building / coordination efforts** to address impact of foreclosure crisis.
	Advance use of **Tax Increment Financing (TIF)** districts as a tool for affordable housing development.
Rebuilding Communities	Develop and promote **Neighborhood Stabilization Program (NSP)** models; encourage efficient use of funding awarded, and explore other resources for community and neighborhood stabilization, including additional federal resources.
	Promote the extension of the **Federal First Time Homebuyer Tax Credit (through April 30, 2010)** to further assist qualified homebuyers.
	Focus available and research new resources to create **programs for at-risk homeowners to refinance problematic mortgages** with favorable low fixed interest rates, safer terms, and reduced loan principal.

Housing / Transportation / Employment Linkage Working Group –

In an effort to address the needs of "low- and moderate- income persons unable to afford housing near work or transportation", the Housing Task Force has long used the Annual Comprehensive Housing Plan as a mechanism to further goals of advancing the development of rental housing near employment centers ("live near work") or increasing formalized Employer Assisted Housing investments throughout the state. In 2010, new federal and State initiatives seek to tie funding for affordable housing and other infrastructure to a linkage between housing location and access to transportation and employment centers. Leading the way in this field is the Sustainable Communities Initiative (SCI), a federal inter-departmental partnership between HUD, Department of Transportation, and the Environmental Protection Agency designed to look at this very linkage. With Congressional approval, CDBG funding for the SCI is anticipated.

The Community & Regional Strategies Working Group, as part of the initial comprehensive planning effort in Illinois was charged with, among other things, addressing a jobs/transportation/housing mismatch in the State and proposing possible solutions. In constructing their input to the Housing Task Force, this Working Group found that housing in high job growth areas and revitalizing neighborhoods in Illinois is beyond the reach of average working families and other lower-income households. Additionally, where housing is less expensive, jobs and other opportunities are scarce - contributing to the traffic congestion cost of infrastructure, economic disparity, and racial segregation in our State. With a renewed federal and local focus on connecting transportation and employment access to housing, it is clear that the landscape is primed to assist this underserved need. A reconvening of the **Housing / Transportation / Employment Working Group** is proposed by the 2010 Annual Comprehensive Housing Plan to bring together experts from inside and outside the Housing Task Force to explore the following:

- Definitions, opportunities, and benefits of linking housing, transportation and proximity to employment opportunities specific to the varied geographic and demographic regions of Illinois;
- Cataloging the various transportation networks (public and otherwise) available throughout Illinois – especially in rural, non-metro and smaller metropolitan areas;
- Consideration of lifestyle differences and trends as they relate to linkage standards and goals that apply to housing, transportation, and employment trends within metropolitan, rural, non-metropolitan, and small-metropolitan areas;
- Methodology to coordinate State funding practices and recommendations with live near work and transit initiatives, including a consideration of the appropriateness and statewide applicability of an affordability index that measures both housing and transportation costs;
- Application of standards established by both anticipated Federal and State legislated mandates regarding housing and transportation linkage;
- Assisting State, regional, and local preparedness for federal funding sources that may become available;
- Revitalization of Employer Assisted Housing efforts throughout the entire State; and
- Preservation and rental development near transit nodes (best practices for all regions of the state)

The Housing Task Force Chair will appoint Housing Task Force members and other experts to membership for this new Working Group. Experts participating in the Working Group will be chosen to represent all geographic regions of Illinois. The Working Group will meet throughout 2010, in various locations throughout the state to enhance participation.

The Working Group will make recommendations directly to the Housing Task Force in the form of a written report and presentation that addresses the above-listed areas. The Housing Task Force will work to coordinate State programs and resources to address the Working Group's recommendations during 2010 and will use the recommendations as a springboard for technical planning efforts in future comprehensive housing plans.

Focus Area #3: Comprehensive and Wide-Ranging Supportive Housing Programs

Supportive housing is a specific housing type that combines permanent housing with supportive services for many of Illinois' Priority Populations, particularly the homeless and at-risk of homelessness, low-income seniors and persons with disabilities. For 2010, the supportive housing focus will center on the establishment of ongoing viable supportive housing programs that emphasize interdepartmental coordination and address gaps in service through targeted technical assistance, creation, and expansion. Supportive Housing initiatives begun in 2010 will directly serve Priority Populations and geographic areas that are underserved by ongoing supportive housing efforts.

2010 Focus Area #3: Comprehensive + Wide-Ranging Supportive Housing Programs	
Strategies:	**2010 Activities:**
Coordination of Resources	Implementation of new **Homelessness Prevention and Rapid Re-housing Program (HPRP)** as a opportunity for testing and analysis in advance of the restructured federal **Emergency Solutions Grant (ESG)** program.
	Continue to explore opportunities and alternative models to **combine capital, operating assistance and services funding for supportive housing projects.**
	Advocate for federal housing and services legislation and funding of supportive housing.
Population Specific Models	Explore utilization of federal dollars available to **support veterans by identifying the supportive housing needs of veterans and developing fundable interagency development models.**
	Coordinate **re-entry housing** for ex-offenders.
	Create additional (funding eligible) models for **community-based housing alternatives for persons with mental illness and developmental disabilities** who are inappropriately placed in skilled nursing homes and other institutional facilities per the Governor's Nursing Home Safety Task Force.
	Support the **continued funding and expansion of the existing federal and state rental assistance programs that serve persons with disabilities** by supporting PHAs and non-profits wishing to apply for Mainstream Vouchers, VASH, Bridge Rental Subsidy Programs, project-based vouchers, and RHSP.
	Continue to pursue **investigation of Medicaid waiver** for Supportive Living Facilities for mentally ill and developmentally disabled persons.

Focus Area #4: Sustainable Property Operations and Housing Preservation

The preservation and maintenance of affordable housing developments and homeownership opportunities throughout the state is key to maintaining housing choice for the Priority Populations. In 2010, the preservation focus of the Housing Task Force will address extending affordability periods and operational preservation, combined with bricks and mortar rehabilitation programs.

The goal of achieving Sustainable Operations applies to both Rental and Homeownership properties and defined as: the management and mitigation of increasing operational costs through the pursuit of rehabilitation of existing housing stock, energy efficiency standards and cost-saving measures; the stabilization of property taxes; and the utilization of efficient management practices to help support affordability.

Focus Area #4: Sustainable Property Operations + Housing Preservation	
Strategies:	**2010 Activities:**
Energy Efficiency / Weatherization / Green Innovations	Institute administrative and program changes to the **State's Weatherization programs (i.e. IHWAP) to further assist rental properties**.
	Inventory existing federal and State energy conservation resources and **promote a coordinated funding structure among federal, IHDA, DCEO and other housing development programs**.
	Pair energy-efficiency programs with additional resources for homeowners and rental property owners to increase and encourage more affordable and improved property maintenance and operations.
Long Term Operating Cost Support and Reduction	Inventory and publicize **operating cost savings practices** as a development tool to encourage long-term affordability.
	Encourage managers and developers of affordable housing to seek cost-saving **insurance pooling opportunities.**
	Inventory and publicize existing and new **energy co-op and bulk purchase opportunities.**

Focus Area #4: Sustainable Property Operations + Housing Preservation (CONTINUED)	
Strategies:	**2010 Activities:**
Property Tax Relief and Reduction	Enhance, promote, and apply statewide, existing models of **property tax relief**.
	Advocate for an **income evaluation approach** to property tax assessment for all affordable (income-restricted) housing developments.
Promote Rehabilitation Programs	Encourage **expansion of local rehabilitation programs to preserve existing affordable housing stock**, especially in suburban and rural communities.
	Encourage **expansion of targeted rehabilitation programs, including the Home Modification Program,** by showcasing the programmatic advances.

HOUSING PRODUCTION PLAN FOR PROGRAM YEAR 2010

The Housing Production Plan describes how the State will invest its resources for new homes and housing assistance for Illinois families and individuals. The Housing Production Plan is required by the Comprehensive Housing Planning Act and sets funding goals to serve the needs of the identified Priority Populations: low-income individuals and families, low-income seniors, low-income persons with disabilities, persons facing homelessness or at risk of homelessness, Live Near Work initiatives, and Preservation of existing affordable housing.

The Housing Production Plan is represented in two separate tables to best show the levels of commitment for capital development of both multi-family rental and single family ownership activities.

Each of the multi-family and single family production plans are further detailed in accompanying charts to show targeted activity by income level and program initiative. Chart #1 shows target production percentages by income clearly delineating the commitment to households earning below 30% and 50% of area median income. Chart #2 shows the amount of state resources targeted for Live Near Work and Preservation program initiatives.

Increased federal affordable housing resources were allocated to states in Housing and Economic Recovery Act (HERA) authorized by the federal government in July 2008, in the American Recovery and Reinvestment Act (ARRA) of 2009, and by the Community Development Block Grant – Disaster Recovery programs applicable to Illinois. These resources have been included in the appropriate Housing Production Plan tables.

Two programs created under HERA and ARRA are not listed in the 2010 Housing Production Plan as available resources were fully committed in the prior year:

- The **Neighborhood Stabilization Program (NSP)** funds were committed in 2009, and will be administered by IHDA throughout 2010. At this time no new NSP funds are currently available for commitment in 2010. The NSP commitments will be discussed as part of the Annual Progress Report on the 2009 Annual Comprehensive Housing Plan (to be issued April 1, 2010); and
- Similarly, the **Tax Credit Assistance Program (TCAP)**, as well as some of the **Section 1602** funding, available to assist developments that could not raise equity through the sale of awarded LIHTCs, had been committed under the Equity Replacement Program administered by IHDA. For this reason, the TCAP funds are not included in the 2010 Housing Production Plan – but will be documented in the 2009 Annual Progress Report, and only available Section 1602 funds are included.

Any new resources to become available in 2010, but unidentified currently, will be included in future Comprehensive Housing Plan reporting.

MULTI-FAMILY HOUSING PROGRAMS

Multi-Family Capital Development Funding Targets by Priority Population Table:
The table below shows each Multi-family housing program with Program Year 2010 budgeted funds and a targeted allocation for each priority population. Using a formula based on $135,000 per unit cost for *Subsidy Programs* and $85,000 per unit for *Debt Programs*, unit counts for each population can be estimated. The targets for each priority population are discussed below.

Current housing and investment market constraints will likely continue to reduce resources including bond financing and the equity raised through the syndication of tax credits. To account for this impact, estimates for these resources in the housing production plans have been conservatively estimated.

Low-Income Individuals and Family Housing:
Multi-family rental developments designed to serve low-income individuals and families make up the largest category of affordable housing developed under the Comprehensive Housing Plan and are targeted to receive nearly fifty percent of the total multi-family capital development resources (including *subsidy* and *debt* resources) – at this anticipated funding level, approximately 2710 units will be created for low-income individuals and families in 2010. Due to the reallocation of *debt* resources, which are not used to support homeless populations, Low-Income Individuals and Family Housing is likely to see slightly higher percentages of actual resource allocation.

Low-Income Senior Housing:
In Program Year 2010, more than twenty-five percent of the *subsidy* and *debt* resources are targeted to assist low-income seniors. As a result of this funding level, approximately 1585 units will be created for low-income seniors. Due to the reallocation of *debt* resources, which are not used to support homeless populations, Low-Income Senior Housing is likely to see slightly higher percentages of actual resource allocation than the than the targeted levels.

Housing for Low-Income People with Disabilities:
Fifteen percent of the multi-family *subsidy* and *debt* resources will be targeted to serve people with disabilities with appropriate housing for people with physical, developmental, mental, and other disabilities requiring supportive services. In Program Year 2010, approximately 820 units will be created for people with disabilities.

Homeless People and People at-Risk of Homelessness:
Rental housing developments that serve the homeless often include a supportive service plan to meet other needs of homeless individuals and families. These developments require the most capital development and on-going service resources, and thus are many times the most difficult to produce. The use of debt resources to finance these types of projects is often not feasible due to the limited rental income from tenants. In 2010, fifteen percent of capital development *subsidy-only* resources will serve homeless or at-risk populations. This will result in the creation of approximately 345 units for families and people who are homeless or whom are facing homelessness.

Live Near Work:
The 2010 Comprehensive Housing Plan targets strategies and resources to support affordable housing in communities that are convenient to jobs. As shown in the program targeting chart below, in 2010, at least ten percent of the multi-family *subsidy-only* resources will be targeted to support this goal resulting in approximately 270 units in communities near jobs.

Preservation:
As shown in the program targeting chart below, twenty-five percent of the total multi-family resources, including *subsidy* and *debt* resources, are targeted to support preservation activities via refinancing and/or new financing to preserve affordability requirements and improve physical condition in housing developments with low-income family or senior residents. As a result, in 2010, approximately 1365 units will be preserved for low-income families and seniors.

2010 Housing Production Plan - Capital Development - Funding Targets for Priority Populations – Multi-Family Programs

Long Term Goals for Multi-Family Resource Allocations:			Priority Populations:			
Multi-Family SUBSIDY Programs	**Source**	**Program Year 2010 Budgeted Funds**	**Low Income Family Housing -** 45%	**Elderly (including SLF) -** 25%	**Special Needs (not including SLF) -** 15%	**Homeless (not special needs) -** 15%
IHDA Administered:						
Low Income Housing Tax Credit*	Federal	*$23,074,617*	10,383,578	5,768,654	3,461,193	3,461,193
	9% Equity raised	$149,987,000	67,494,000	37,497,000	22,498,000	22,498,000
	4% Equity raised	$54,056,000	28,649,000	17,298,000	8,109,000	N/A
Section 1602 "Tax Credit Exchange" Program – estimated remaining funds after Equity Replacement Program commitments in 2009.	Federal	$75,000,000	33,750,000	18,750,000	11,250,000	11,250,000
IL Affordable Housing Trust Fund	State	$22,500,000	10,125,000	5,625,000	3,375,000	3,375,000
IL State Donation Tax Credit*	State	*$13,052,000*	5,873,400	3,263,000	1,957,800	1,957,800
	Donation Value	$26,104,000	11,746,800	6,526,000	3,915,600	3,915,600
HOME**	Federal	$13,293,836	5,982,226	3,323,459	1,994,075	1,994,075
DCEO Administered:						
Energy Efficiency Program (includes Energy Efficiency Trust Fund and Energy Efficiency Portfolio)	Federal	$4,875,000	2,193,750	1,218,750	731,250	731,250
CDBG Disaster Recovery 1800 ("Ike") Program	Federal	$18,950,911	8,527,910	4,737,728	2,842,637	2,842,637
Multifamily SUBSIDY Funding TOTALS:		**$364,766,747**	**168,468,686**	**94,975,937**	**54,715,562**	**46,606,562**
Targeted units assisted @ $135,000 subsidy:		***2,702***	***1,248***	***704***	***405***	***345***

2010 Housing Production Plan - Capital Development - Funding Targets for Priority Populations – Multi-Family Programs (CONTINUED)

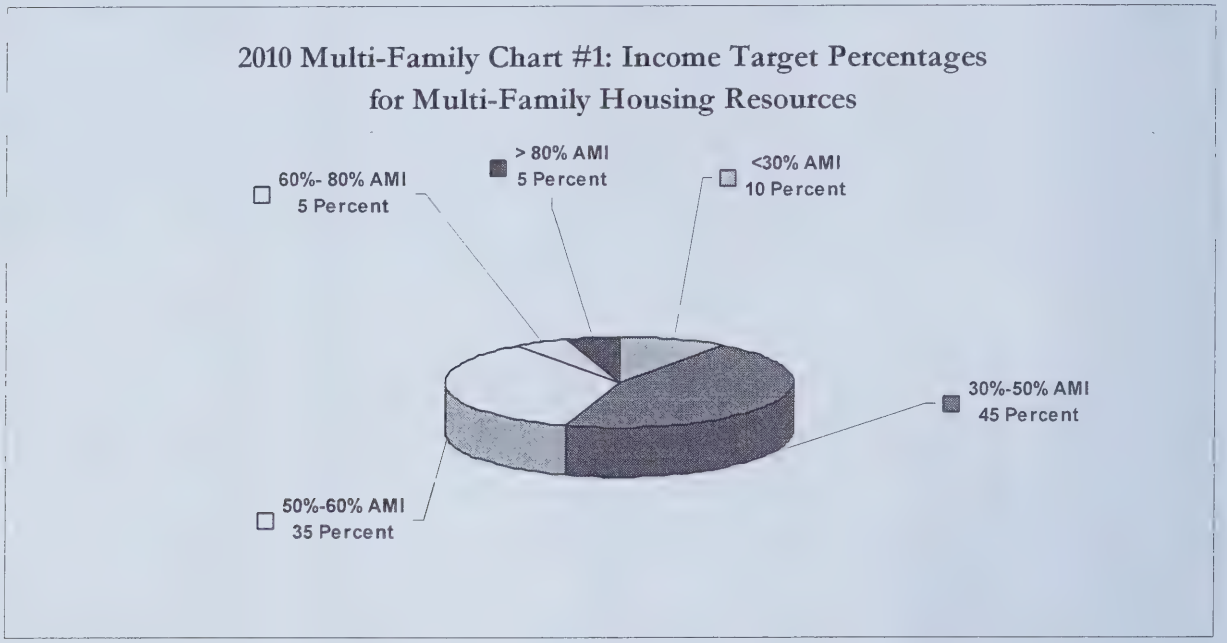
Multi-Family DEBT Programs	Source	Program Year 2010 Budgeted Funds	45%	25%	15%	15%
IHDA Administered:						
Tax Exempt Bonds	Federal	$184,800,000	97,944,000	59,136,000	27,720,000	N/A
Taxable Debt Programs	Private	$50,000,000	26,500,000	16,000,000	7,500,000	N/A
Multifamily DEBT Funding TOTALS:		**$234,800,000**	**124,444,000**	**75,136,000**	**35,220,000**	**N/A**
Targeted units assisted @ $85,000 debt:		***2,762***	***1,464***	***884***	***414***	***N/A***
Total Multifamily Funding:		**$599,566,747**	**292,912,686**	**170,111,937**	**89,935,562**	**46,606,562**
Total Multifamily Units:		***5,464***	***2,712***	***1,587***	***820***	***345***

** Calculations used equity raised, not actual tax credits*

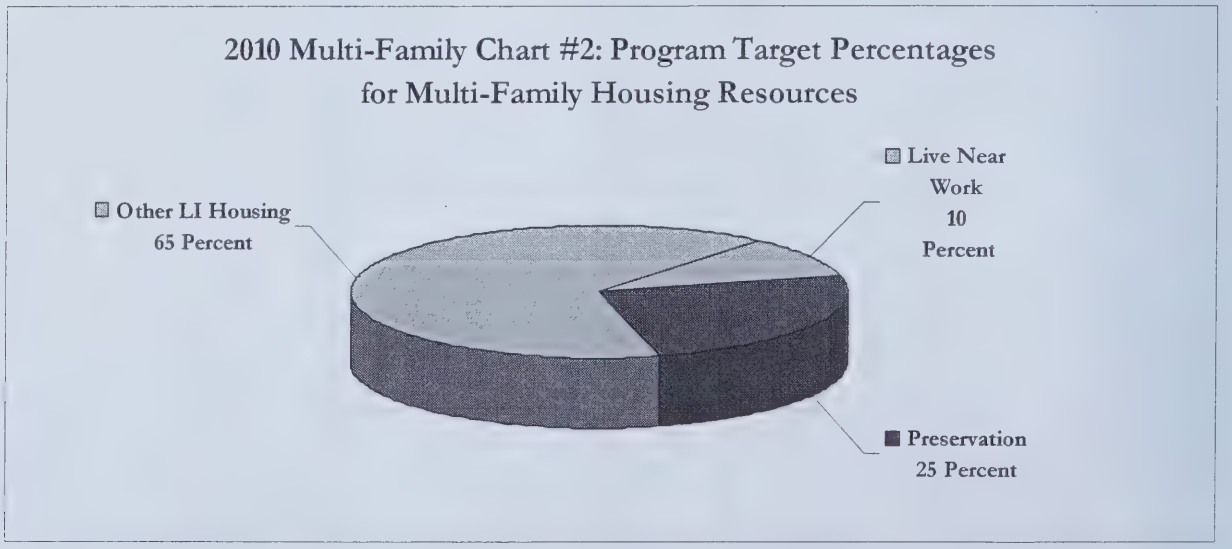
*** 2010 appropriation is not yet finalized. Estimates based on continuation of 2009 funding levels.*

Multi-Family Program Year 2010: Targeting Resources to Income and Program Priorities

The Comprehensive Housing Plan directs capital development resources to benefit the Priority Populations at targeted income levels. Assisting low and very low-income households is the State's first priority. Chart #1 shows that over half (fifty-five percent) of the resources for multi-family housing are targeted for households earning fifty percent or less than their area's median income.


2010 Multi-Family Chart #1: Income Target Percentages for Multi-Family Housing Resources
60%- 80% AMI 5 Percent
> 80% AMI 5 Percent
<30% AMI 10 Percent
30%-50% AMI 45 Percent
50%-60% AMI 35 Percent

The Comprehensive Housing Plan also seeks to direct capital development resources to further the program priorities of Preservation and Live Near Work Initiatives. Chart #2 shows the percentages of multi-family resources that will be used to support these priorities. Resources allocated to Preservation and Live Near Work will also target low income housing.


2010 Multi-Family Chart #2: Program Target Percentages for Multi-Family Housing Resources
Other LI Housing 65 Percent
Live Near Work 10 Percent
Preservation 25 Percent

HOMEOWNERSHIP / SINGLE FAMILY HOUSING PROGRAMS

Homeownership / Single Family Capital Development Funding Targets for Priority Populations Table

The table below shows each Single family affordable housing program with Program Year 2010 budgeted funds and a targeted allocation for each priority population. Using a formula based on $35,000 per unit cost for *subsidy* programs and $95,000 per unit for *debt* programs, unit counts for each priority population can be estimated. The targets for each priority population are discussed below.

Low-Income Individuals and Family Housing:
Single family development programs provide both home repair to improve the quality of the housing stock, as well as home mortgage, down payment, and closing cost assistance programs to enable households at various incomes to buy homes. Fifty percent of the available capital development resources (*subsidy* and *debt* resources) for Single family home rehabilitation and down payment assistance are targeted to benefit low-income individuals and families. Approximately 6,825 individuals and families will receive housing assistance through single family programs, including approximately 3,725 families who will buy their first homes with an IHDA mortgage or tax credit assistance in 2010 and carry-forward of resources in 2011.

Low-Income Senior Housing:
Single family programs for seniors generally include programs for home modifications and services that enable residents to remain stable in their home environments. Twenty five percent of the single family *subsidy* program resources will be targeted to support low-income senior housing resulting in approximately 1,575 seniors who will receive assistance.

Housing for People with Disabilities:
Single family development programs for people with disabilities primarily provide home improvements to help residents to remain in their homes. In addition, specialized home mortgage, down payment, and closing cost assistance programs are available to enable people with disabilities at various incomes to buy homes. Twenty-five percent of the single family *subsidy* resources and *debt* resources for new home purchases are targeted for these purposes. Approximately 2,015 people with disabilities and their families will receive this assistance, including approximately 410 families who will buy their first homes with an IHDA mortgage or tax credit assistance in 2010 and carry-forward of resources in 2011.

Homeless People and People at-Risk of Homelessness:
Single family and homeownership programs are generally not appropriate for people who are homeless and those at risk of homelessness. As homeless families and individuals stabilize their housing situations, over time, they will become eligible for the single family programs for low-income households.

Live Near Work:
Single family and homeownership programs provide mortgage financing, down payment, and closing cost assistance to help households afford homeownership. Employer-assisted housing programs are included in this category, and will likely utilize up to 5% of the single family *subsidy-only* resources equating approximately 310 families that will receive assistance to purchase homes near jobs.

Preservation:
Single family programs help to improve the quality of the current affordable housing stock for low and moderate-income families. As shown in the Single Family Program targeting chart below, an estimated 20% of *subsidy-only* resources will provide quality improvements to the single family housing stock. In 2010, approximately 1250 homes will be preserved.

2010 Housing Production Plan - Capital Development - Funding Targets for Priority Populations – Homeownership / Single Family Programs

Long Term Goals For Single Family Resource Allocations: Homeownership / Single Family REHAB and DNPMT Programs	Source	Program Year 2010 Budgeted Funds	Priority Populations: Low Income Family Housing- 50%	Elderly - 25%	Special Needs - 25%
IHDA Administered:					
IL Affordable Housing Trust Fund	State	$5,750,000	2,875,000	1,437,500	1,437,500
Home Modification Program (Trust Fund)	State	$2,000,000	0	1,000,000	1,000,000
IL State Donation Tax Credit*	State	*$1,451,000*	725,500	362,750	362,750
	Donation Value	$2,902,000	1,451,000	725,500	725,500
HOME**	Federal	$10,877,000	5,438,500	2,719,250	2,719,250
DCEO Administered:					
CDAP	Federal	$4,350,000	2,175,000	1,087,500	1,087,500
CDAP (IHDA Housing Trust Fund)	State	$750,000	375,000	187,500	187,500
Energy Efficiency Program	Federal	$1,625,000	812,500	406,250	406,250
CDAP M.A.R.S.	Federal	$750,000	0	0	750,000
CDBG Disaster Recovery 1771 ("Midwest") Program (Housing Buyouts)	Federal	$4,000,000	2,000,000	1,000,000	1,000,000
CDBG Disaster Recovery 1800 ("Ike") Program	Federal	$41,338,250	20,669,125	10,334,563	10,334,563
Illinois Home Weatherization Assistance Program (IHWAP) (includes **ARRA Funding,** DOE, HHS-LIHEAP Grant, State Supplemental Energy Assistance Fund, and Energy Conservation and Home Repair Program)	Federal/State	$142,723,752	71,361,876	35,680,938	35,680,938
Energy Conservation and Home Repair Program (from IHDA Housing Trust Fund allotment)	State	$1,000,000	500,000	$250,000	$250,000

2010 Housing Production Plan - Capital Development - Funding Targets for Priority Populations – – Homeownership / Single Family Programs (CONTINUED)

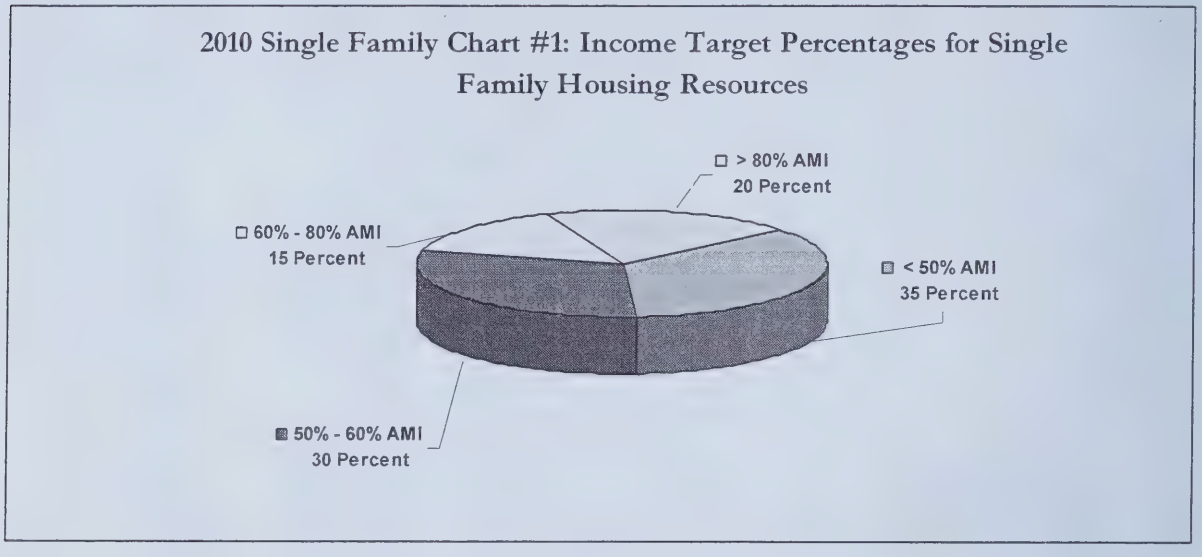
Long Term Goals For Single Family Resource Allocations:			Priority Populations:		
Homeownership / Single Family REHAB and DNPMT Programs (CONTINUED)	**Source**	**Program Year 2010 Budgeted Funds**	Low Income Family Housing- 50%	Elderly - 25%	Special Needs - 25%
IDHS Administered:					
Asset$Illinois *(carry over from previous years)*	Federal/State	$100,000	50,000	25,000	25,000
IDPH Administered:					
Residential Lead Based Paint Hazard Control	Federal	$1,533,068	766,534	383,267	383,267
IDVA Administered:					
Adaptive Housing Program For Veterans	State	$183,150	0	0	183,150
Single Family REHAB and DNPMT Funding TOTALS:		**$219,882,220**	**108,474,535**	**55,237,268**	**56,170,418**
Targeted units assisted @ $35,000 subsidy:		***6,282***	***3,099***	***1,578***	***1,605***
HOME MORTAGE Programs	**Source**	**Program Year 2010 Budgeted Funds**	50%	25%	25%
IHDA Administered:					
HOME START 30 Year Home Loan Program	Federal	$333,335,000	300,001,500	$0	33,333,500
HOME START Mortgage Credit Certificate	Federal	$60,000,000	54,000,000	$0	6,000,000
Single Family HOME MORTGAGE Funding TOTALS:		**$393,335,000**	**354,001,500**	**0**	**39,333,500**
Targeted units assisted @ $95,000 debt resources:		***4,140***	***3,726***	***0***	***414***
Total Homeownership / Single Family Funding:		**$613,217,220**	**$462,476,035**	**$55,237,268**	**$95,503,918**
Total Homeownership / Single Family Units:		***10,423***	***6,826***	***1,578***	***2,019***

** Calculations used equity raised, not actual tax credits*

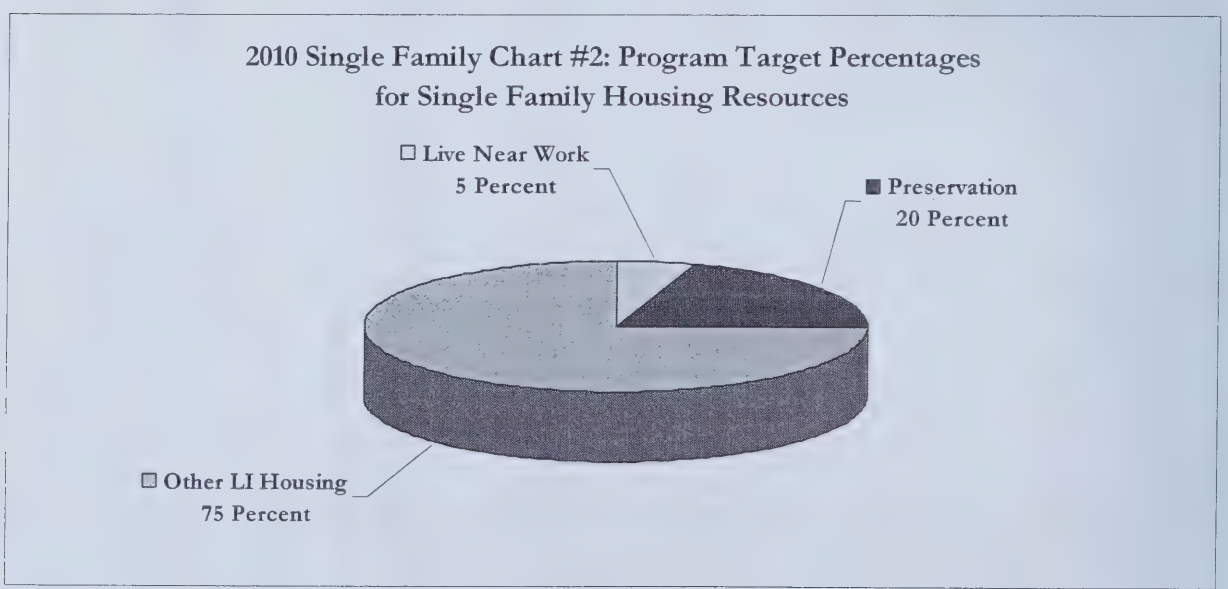
*** 2010 appropriation is not yet finalized. Estimates based on continuation of 2009 funding levels.*

Targeting Resources to Income and Program Priorities: Single Family Program Year 2010

The Comprehensive Housing Plan directs capital development resources to benefit the Priority Populations at targeted income levels in order to achieve new homeownership and rehabilitation of existing homes. Single Family Chart #1 shows that thirty-five percent of housing programs for single family housing are targeted for households earning 50% or less than their area's median income.



The Comprehensive Housing Plan also seeks to direct capital development resources to further the program priorities of Preservation and Live Near Work Initiatives. Single Family Chart #2 shows the percentages of single family resources that will be used to support these priorities.



RESIDENTIAL SERVICES PROGRAMS

In addition to developing and rehabilitating housing, the State of Illinois provides housing-related assistance and services to the Priority Populations through a variety of state agencies and programs. The following table identifies some of the State's efforts to provide services to the Priority Populations in 2010. The funds identified on this table do not include all service resources. *It is also important to note that the programs listed below are not necessarily tied to units assisted via multi-family and single-family production efforts.* Additional resources have been included for 2010 that have not been included in previous years. In progress reporting, the population and number of persons or households served through each funding source will be considered individually and reported upon as accurately as possible, however, the total households or individuals assisted should not be represent all new clients.

2010 Residential Services Programs - Funding Targets for Priority Populations

NOTE: Residential Services programs are not necessarily tied to units assisted via multifamily and homeownership / single-family production efforts.

Residential Services Programs	Source	Program Year 2010 Budgeted Funds	Priority Population Served
DCEO Administered:			
Emergency Shelter Grant *(FY 2010)*	Federal	$2,645,590	Homeless (an estimated 130,000 to be served)
Energy Efficiency & Conservation Block Grant (EECBG) Program (ARRA)	Federal	$13,100,760	1300 units to be assisted (communities are eligible to apply for these funds)
Homelessness Prevention and Rapid Re-Housing Program (HPRP) (ARRA)	Federal	$19,500,000	Homeless and persons at risk of becoming homeless (an estimated 300,000 to be served)
Low Income Home Energy Assistance Program (LIHEAP)	Federal/State	$188,600,000	Low Income Families, Seniors, Special Needs (375,000 units to be assisted)
Section 8 Housing Vouchers (Dollar) +	Federal	$500,000	Low Income Families (356 families to be assisted)
DCFS Administered:			
Norman Housing Advocacy	State/Federal	$800,000	Low Income Families, Homeless (4,100 Families to be served by Norman programs)
Norman Cash Assistance Program	State/Federal	$3,000,000	
Youth Housing Advocacy	Federal	$285,000	Homeless (400 Persons to be served)
Youth Cash Assistance	Federal	$327,000	
Section 8 Family Unification Program Vouchers	Federal	To be determined via competitive federal application	1808 Families to be served.

2010 Residential Services Programs - Funding Targets for Priority Populations (CONTINUED)

NOTE: Residential Services programs are not necessarily tied to units assisted via multifamily and homeownership / single-family production efforts.

Residential Services Programs	Source	Program Year 2009 Budgeted Funds	Priority Population Served
IDHS Administered*:			
Emergency Food & Shelter	Federal/State	$8,886,558	Homeless (41,476 individuals estimated to be assisted)
Homeless Prevention Program	State/GRF	$2,500,000	Low Income Families, Homeless (11,657 households estimated to be assisted)
Supportive Housing Program	State	$10,020,436	Homeless (5,626 households estimated to be assisted)
Domestic Violence Program	State	$22,501,980	Homeless (8,082 individuals estimated to be assisted)
Assistance to the Homeless Fund	State	$150,202	Homeless (67 Programs serving homeless households to be assisted)
Community Reintegration Program	State/GRF	$3,300,000	Special Needs (220 Individuals to be assisted)
Homeless Youth Services Program	State	$4,000,000	Homeless Youth (1,000 Individuals to be assisted)
Home Services Program +	State	$502,789,100	Special Needs (33,000 individuals estimated to be assisted)
Developmental Disabled Home Based Support Service Program +	State	$74,668,200	Special Needs (4,344 households to be assisted)
IDHFS Administered*:			
Supportive Living Program +	State	$133,000,000	11,334 individuals to be assisted.
IDoA Administered*:			
Community Care Program +	State	$533,000,000	Seniors (59,000 individuals assisted monthly)
IDPH Administered:			
Housing for Persons with AIDS/HIV (HOPWA)	Federal	$945,467	Special Needs (800 Persons estimated to be assisted)
IHDA Administered:			
Rental Housing Support Program – includes Long Term Operating Support (LTOS) funding (City of Chicago to receive and administer a separate amount of RHSP funds (anticipated to be $9,675,000 for 2010))	State	$12,825,000	Low Inc., Homeless, Spec. Needs
Residential Services Programs Total:		**$1,537,345,293**	

*** IDHS, IHFS, and IDoA provide additional funding for services to low income people with disabilities and seniors living in institutions, in small community settings, and in their homes.**

+ Program funding serves both new clients and households requiring "maintenance of effort" financial and service support.

TECHNICAL PLAN

The Technical Plan presented below for FY 2009–2012 was debuted in the 2009 Annual Comprehensive Housing Plan. Actions listed in the FY 2009-2012 Technical Plan support six specific strategies:

- Implement a comprehensive approach to foreclosure prevention and mitigation;
- Sustain appropriate homeownership programs for low- and moderate- income households;
- Implement special needs housing strategies;
- Reinvigorate investment in affordable rental housing development through new strategies and improved viability of existing resources;
- Promote preservation and increased sustainability of long-term affordable rental housing through improved operations; and
- Leadership in promoting affordable housing and economic development

The Technical Plan Actions reflect State Agency activities to carry-out affordable housing programs. Some Actions are related directly to the 2010 annual Focus Areas discussed above, and have been marked as "2010 Focus". New Actions or modifications to existing Actions to support 2010 Focus Areas have been incorporated into the Technical Plan.

This Technical Plan will continue to be updated each year in the Annual Comprehensive Housing Plan to note new focus areas, progress on accomplished activities, and when appropriate to incorporate new action items.

ILLINOIS' ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN (FY 2009-2012)

Housing Principle(s): Affordability and Choice; Creation and Preservation

Lead Strategy: Implement a comprehensive approach to foreclosure prevention and mitigation

Priority Population(s) Served: Low income families, Low income seniors, Special needs populations, Homeless and at risk of homelessness, Preservation

STRATEGIES / ACTIONS	AGENCIES / PARTNERS	2010 STATUS
Expand capacity and enhance services offered by network of housing counseling agencies:		
Ensure homebuyers and homeowners are prepared for successful homeownership through education and counseling programs and strategies for foreclosure prevention.	IHDA, Counseling agencies	Ongoing
Expand the knowledge base of housing counselors by increasing training initiatives for housing counselors.	IHDA, Counseling agencies	Ongoing
Increase funding for foreclosure counseling with new $1.3 million commitment of federal resources awarded in Round 3 by NeighborWorks America. Continued funding permits more intensive and broader service coverage in Illinois.	IHDA, Counseling agencies	Ongoing
Promote training and communication to encourage banks and servicers to offer loan modification services to low- and moderate-income families who are at risk of foreclosure to include term/rate adjustments and especially principal reduction.	IHDA, IDFPR, Counseling agencies, Financial institutions, Mortgage insurance companies	Ongoing
Promote refinancing initiatives:		
Explore opportunities to build partnerships with community counseling agencies, financial institutions, mortgage insurance companies, and government entities to preserve homeownership.	Financial Institutions, FHA, IHDA, USDA R-D, mortgage insurance companies, community counseling agencies, and non profit developers	Ongoing
Focus available and research new resources to create additional programs for at-risk homeowners to refinance problematic mortgage terms in favor of lower interest/fixed rates, safer terms, and principal reductions.	IHDA, Financial Institutions, IDFPR, Governor's Office, State agencies	**2010 Focus**
Implementation of the State's Neighborhood Stabilization Program (NSP):		
Continue dialogue with other direct NSP grantees.	IHDA, DCEO, PHAs, NSP Direct Grantees	**2010 Focus**
Develop model programs to demonstrate uses of NSP funds (especially homesteading and land banking) to reduce barriers and to aid recipients in fulfilling commitments.	IHDA, Community Partners	**2010 Focus**
Explore other resources for community and neighborhood stabilization funding, including additional federal resources (e.g. NSP, TARP, et al).	IHDA	**2010 Focus**

Lead Strategy: Implement a comprehensive approach to foreclosure prevention and mitigation (CONTINUED)		
STRATEGIES / ACTIONS	AGENCIES / PARTNERS	2010 STATUS
Identify new and expand existing Federal and State resources and initiatives for foreclosure prevention and mitigation:		
Coordinate ARRA funding programs to ensure use and distribution throughout the State.	State Agencies, Housing Task Force	**2010 Focus**
Utilize CDBG Disaster Recovery resources for affordable housing creation and preservation (community stabilization) in designated areas of Illinois.	DCEO, IHDA	**2010 Focus**
Work with Illinois Department of Financial and Professional Regulation to ensure regulatory enforcement of "High Cost" Mortgage Act, the Illinois Predatory Lending Database Pilot Program, and other State Legislative initiatives to reduce foreclosures in Illinois.	Financial Institutions, IHDA, IDFPR, community counseling agencies	Ongoing

ILLINOIS' ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN (FY 2009-2012)

Housing Principle(s): Affordability and Choice

Lead Strategy: Sustain appropriate homeownership programs for low- and moderate- income households

Priority Population(s) Served: Low income families, Live Near Work

STRATEGIES / ACTIONS	AGENCIES / PARTNERS	2010 STATUS
Expand mortgage lending and refinancing tools for first-time homebuyers:		
Establish new financing resources and investments to support home mortgage lending by private institutions in cooperation with the State's housing finance agency, IHDA.	IHDA, Financial Institutions	**2010 Focus**
Expand use of federal tax credit programs for new homebuyers including the existing Mortgage Credit Certificate program (based on annual mortgage interest payments), and the federal Tax Credit for first time homebuyers authorized by HERA, ARRA, and related legislation.	IHDA, Financial Institutions	Ongoing - Including Administration of ARRA Authorized Homebuyer Tax Credit (Extended to May 2010)
Encourage use of USDA -administered ARRA and regular program funding for Section 502 Direct Loan and Guaranteed Loan Programs for rural homeownership with IHDA programs.	IHDA, Financial Institutions	**2010 Focus**
Work to expand first time homebuyer programs with insurance and financing supplemented by the Federal Housing Administration (FHA) and other incentives authorized in recent federal legislation - including the U.S. Department of Treasury's new HFA Initiative (New Issue Bond Program (NIBP)), that will, among other programs, help low-income homebuyers purchase homes with sustainable and fair terms.	IHDA	**2010 Focus**
Continue and expand home repair programs that preserve single family housing stock throughout the state:		
Explore best practices for lead-based paint remediation in coordination with existing efforts within realistic cost framework.	IDPH, State agencies	Ongoing
Explore improved coordination of existing weatherization programs with affordable housing rehabilitation funding.	DCEO, IHDA, State agencies	**2010 Focus**
Formalize partnerships with DCEO and other State agencies to pair energy-efficiency programs with additional resources for homeowners and rental property owners.	IHDA, DCEO, State agencies	**2010 Focus**
Provide funding from Affordable Housing Trust Fund to match with DCEO-administered Community Development Assistance Program (CDAP) and with the DCEO-administered Weatherization Assistance Program to maintain the number of households that can be assisted under these programs.	IHDA, DCEO, State agencies	Ongoing
Explore sources for additional financing for matching funds for existing home repair programs.	IHDA, State agencies	**2010 Focus**

Lead Strategy: Sustain appropriate homeownership programs for low- and moderate- income households (CONTINUED)		
STRATEGIES / ACTIONS	**AGENCIES / PARTNERS**	**2010 STATUS**
Continue and expand homeownership programs (including Employer-Assisted Housing programs) that provide purchase price subsidies, low interest rates, down payment and closing cost assistance, and intensive pre- and post purchase counseling:		
Encourage community land trust and other deed restriction mechanisms to assure that affordable homes created by government support remain affordable.	IHDA, developers, local governments	Ongoing
Explore funding for a statewide effort to qualify housing counselors to support homeownership and employer-assisted housing activities. Develop and expand post-purchase education program.	IHDA, Counseling agencies	Ongoing
Utilize employer-assisted housing programs as a method to encourage safe, informed, and sound homeownership for low- and moderate-income households.	Businesses and Employers, Developers, Local communities, EAH Advocates and administrators, IHDA	**2010 Focus**

ILLINOIS' ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN (FY 2009-2012)

Housing Principle(s): Affordability and Choice

Lead Strategy: Implement special needs housing strategies

Priority Population(s) Served: Low income seniors, Special needs populations, Homeless and at risk of homelessness

STRATEGIES / ACTIONS	AGENCIES / PARTNERS	2010 STATUS
Coordinate efforts to increase permanent supportive housing by increasing cross-agency awareness and accountability towards implementation of Permanent Supportive Housing (PSH) goals and identification of available federal and state funding:		
Encourage / facilitate regional discussions of PSH goals and coordination.	State Agencies, Public Housing Authorities, Continuum of Care agencies	Ongoing
Implementation of new Homelessness Prevention and Rapid Re-housing Program (HPRP) as opportunity for testing and analysis in advance of anticipated restructure of federal Emergency Solutions Grant (ESG) program.	DCEO, IHDA, IDHS, State Agencies	**2010 Focus**
Improve communications and coordination between agencies and organizations implementing supportive housing plans, including: State agencies, the statewide Homeless Continua of Care, local agencies, public housing authorities, veterans organizations, and other community housing providers.	IHDA, DCEO, IDHS, IDOC, Chicago DCD, PHAs, Continuums of Care	**2010 Focus**
Position Illinois to access potential resources that could contribute to a PSH Development Program:		
Examine replicable models of successful PSH development programs.	IHDA, IDHFS, IDHS, State Agencies	Ongoing
Develop Supportive Housing funding programs for veterans.	IHDA, IDVA, State Agencies	**2010 Focus**
Investigate community-based housing models for persons with mental illness, per Governor's Nursing Home Safety Task Force recommendation.	IHDA, IDHFS, IDHS, State Agencies	**2010 Focus**
Explore legislation alternatives to create flexibility in current State-administered affordable housing programs to allow for leveraging and combination with various PSH capital, operating and services funding sources.	IHDA, IDHS, IDHFS, State Agencies	Ongoing

Lead Strategy: Implement special needs housing strategies (CONTINUED)		
STRATEGIES / ACTIONS	**AGENCIES / PARTNERS**	**2010 STATUS**
Expand access to housing for persons with disabilities transitioning from institutional settings to community-based housing:		
Develop proposal and application for federal approval of Medicaid waiver payment to support housing for persons with mental illness and/or DD in a variety of SLFs.	IDHFS, IDPH, IDHS, IHDA	Ongoing
Maintain and expand affordable housing access through creation, training, and maintenance of a Statewide Housing Locator.	IHDA, IDHFS, IDHS, IDoA	Accomplished, expansion and maintenance of locator ongoing.
Train transition coordinators on the rights of persons with disabilities and resources under Fair Housing Laws and on affordable housing programs.	IHDA, IDHFS, IDHR, IDHS, IDoA	Ongoing
Implement an affordable housing referral network to connect persons with special needs to available affordable and appropriate housing.	IHDA, IDHFS, IDHS, IDoA	Ongoing
Provide information and education regarding available resources to encourage Universal Housing Design and visitability programs in all housing.	State Agencies	Ongoing
Coordinate funding of housing with services for various special needs populations:		
Align development of new affordable housing for senior citizens, people with disabilities, and prisoner re-entry in accordance with comprehensive plans currently in development by State advisory committees.	IDHS, IHDA, IDOC, IDoA, State Agencies	Ongoing/Joint Funding Opportunity
Coordinate re-entry housing for ex-offenders with IHDA capital funding, DOC funding for per diem allowances, and IDHS service funding, particularly the priority regions identified by IDOC & IDHS through the Governor's Community Safety and Re-entry Working Group.	IDHS, IHDA, IDOC	**2010 Focus**
Explore opportunities to combine capital and service funding for supportive housing projects.	Interagency Subcommittee	**2010 Focus**
Encourage collaborative agreements between service providers and housing developers; and build the capacity of new service providers.	IDHS, IHDA	Ongoing
Expand marketing and knowledge of homelessness services available through the IDHS Assistance hotline to encourage a single point of contact for information on homelessness services.	IDHS, Continuum of Care agencies and homeless service provides	Ongoing
Explore opportunities to reallocate funding for Homeless Prevention Program.	IDHS, IHDA, Governor's Office, GOMB	Ongoing
Research availability of additional resources to fund services in lieu of diminished Affordable Housing Trust Fund.	Housing Task Force, GOMB, State Agencies	Ongoing
Work with the Governor's Office of Management and Budget (GOMB) to create a financial mechanism to commit, in advance, service funding for specific capital projects.	IDHS, IHDA, GOMB	Ongoing

Lead Strategy: Implement special needs housing strategies (CONTINUED)		
STRATEGIES / ACTIONS	**AGENCIES / PARTNERS**	**2010 STATUS**
Maximize use of Medicaid waiver program to serve the housing and service needs of elderly and special needs populations in supportive living facilities:		
Explore outreach and technical assistance opportunities with SLF developers and services providers, and local officials.	IDHFS, IDoA, IHDA	Ongoing
Identify appropriate conversion of existing facilities to eligible SLF's under the Medicaid waiver program in communities where new development is not feasible.	IDoA, IDHFS	Ongoing
Evaluate and publicize marketplace absorption of new SLFs.	IDoA, IDHFS	Ongoing

ILLINOIS' ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN (FY 2009-2012)

Housing Principle(s): Creation and Preservation; Leadership; Affordability and Choice

Lead Strategy: Reinvigorate investment in affordable rental housing development through new strategies and improved viability of existing resources

Priority Population(s) Served: Low income families, Low income seniors, Special needs populations, Homeless and at risk of homelessness, Live Near Work, Preservation

STRATEGIES / ACTIONS	AGENCIES / PARTNERS	2010 STATUS
Increase access to Tax Exempt Bond financing:		
Encourage the utilization of bond pooling to reduce the costs associated with issuance to individual projects and developments in smaller communities.	IHDA, GOMB	Ongoing
Investigate expanded marketing strategies and structures to revitalize investor interest in tax-exempt bond purchases through direct placements with pension funds, corporations, and financial institutions.	IHDA, GOMB	Ongoing
Maximize the effective use and accountability for issuance use of tax-exempt bond volume cap for multi-family and single-family affordable housing by ensuring that the use of the tax-exempt bond volume cap allocated to various entities in the state maximizes the value of the resource and that bond issuers report on the households served based on type of housing, income of beneficiaries, and ongoing affordability of units assisted.	GOMB, all State Bond Issuers	Ongoing
Explore non-traditional funding sources:		
Develop and promote specific TIF models for affordable housing via providing training opportunities on Tax Increment Financing for affordable housing development.	DCEO, IHDA, IIRA, Community Partners	**2010 Focus**
Support and administer multi-year capital funding bill that includes an IHDA-administered affordable housing funding program.	Governor's Office, GOMB, IHDA, Housing Task Force	**2010 Focus**
Develop additional LIHTC syndication and investment options:		
Analyze proposed legislative and regulatory changes for LIHTC to increase and expand investor interest and entice investment.	IHDA, Developers, Community Partners, Equity Funds, Lenders	Ongoing
Highlight and implement new additions and regulatory changes to the State's Qualified Allocation Plan for LIHTCs.	IHDA, Developers, Community Partners, Equity Funds, Lenders	Ongoing
Increase investment for LIHTCs by appealing to regional banks and investors that understand the specific markets and by providing direct outreach to targeted investors to raise equity for supportive housing developments.	IHDA, Developers, Community Partners, Equity Funds, Lenders	**2010 Focus**

Lead Strategy: Reinvigorate investment in affordable rental housing development through new strategies and improved viability of existing resources (CONTINUED)		
STRATEGIES / ACTIONS	**AGENCIES / PARTNERS**	**2010 STATUS**
Seek and expand additional opportunities and incentives for private financial institutions to participate in financing of affordable housing development:		
Create financing structures to encourage private financial institutions to participate in affordable housing development, especially in small communities.	Governor's Office, GRAC, financial institutions, IHDA, State Treasurer's Office, IDFPR, GSE's, USDA-RD	Ongoing
Create shared risk lending pools for single and multi-family housing rehabilitation with layered public and private funds for areas of the state currently underserved by these financials tools.	Governor's Office, GRAC, financial institutions, IHDA, State Treasurer's Office, State Bank Regulators, GSE's, USDA-RD	Ongoing
Effective Utilization of the Illinois Affordable Housing Tax Credit funding for development of affordable housing:		
Expand mechanisms to market and link investors to eligible projects, and encourage expanded use of resource for rental assistance and IDA's.	IHDA, IDHS, Governor's Office, IDOR, advocacy organizations	Ongoing
Improve coordination of effort to increase financing opportunities:		
Identify and analyze publicly funded affordable housing investments throughout the state as part of coordinated reporting and mapping/inventory of State resources and commitments.	All State Agencies	**2010 Focus**
Support State legislative action to renew / extend the Illinois Affordable Housing Tax Credit (Donation Tax Credit) Program, which is set to sunset in June of 2011.	IHDA, Governor's Office	**2010 Focus**
Examine methods to expand the capacity of Community Housing Development Organizations to better serve a variety of housing needs throughout the State, and continue to implement existing program.	IHDA	New Action Item
Improve coordination between State Agencies, Public Housing Authorities and developers.	IHDA, State agencies, PHAs, Developers	Ongoing

ILLINOIS' ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN (FY 2009-2012)

Housing Principle(s): Creation and Preservation, Affordability and Choice

Lead Strategy: Promote preservation and increased sustainability of long term affordable rental housing through improved operations

Priority Population(s) Served: Low income families, Low income seniors, Special needs populations, Homeless and at risk of homelessness

STRATEGIES / ACTIONS	AGENCIES / PARTNERS	2010 STATUS
Explore options to reduce operating costs for affordable developments:		
Develop training opportunities to transfer best practices in operating cost savings to underwriting and development of new rental properties.	IHDA	Ongoing
Inventory and publicize cost-saving insurance pooling opportunities and existing and new energy co-op and bulk purchase opportunities to encourage use by managers and developers of affordable housing.	DCEO, IHDA, State Agencies, CMS, Developers, Community Partners	**2010 Focus**
Encourage all new and substantially rehabilitated affordable housing to build in energy efficient systems and components:		
Expand State's weatherization programs (i.e. IHWAP) to include an expanded role for rental properties as well as continued assistance to single-family programs.	IHDA, DCEO, State Agencies, Developers	**2010 Focus**
Incorporate successful existing energy innovations that go beyond the scope of normal energy efficiency programs into lending practices for rental development (e.g. performance based contracting).	IHDA, DCEO, State Agencies, Developers	**2010 Focus**
Assist affordable housing developers to access all available sources of energy efficiency funding.	IHDA, DCEO, State Agencies, Developers	Ongoing
Promote energy efficiency design innovations for affordable housing developments.	IHDA, DCEO	Ongoing
Inventory all existing federal and State energy conservation resources and promote coordinated funding structure with IHDA and other housing development programs (e.g. exploration of increased coordination between IHDA financed projects and DCEO Low Income Energy Efficient Residential Retrofit Program).	IHDA, DCEO, State Agencies, Developers	**2010 Focus**
Broaden State legislation relating to property taxes and affordable housing:		
Advocate for an income evaluation approach for all affordable (income-restricted) housing developments.	ILGA, Governor's Office, IHDA	**2010 Focus**
Enhance and promote existing vehicles and models of property tax relief.	IHDA, assessors, municipal officials, community organizations, IDOR	**2010 Focus**

Lead Strategy: Promote preservation and increased sustainability of long term affordable rental housing through improved operations (CONTINUED)		
STRATEGIES / ACTIONS	**AGENCIES / PARTNERS**	**2010 STATUS**
Support efforts to create, preserve and support rental assistance programs:		
Provide comment on behalf of the State on federal notice proposal for Mainstream Vouchers, and support expansion of other existing voucher programs (e.g. for veterans assistance, Olmstead / MFP, et al).	Housing Task Force	**2010 Focus**
Build on existing and new initiatives that promote interagency coordination and accountability among PHAs, especially at the regional level, with local and state governments, and owners, with a focus on specific issues such as mixed-income housing and Housing Choice Vouchers.	PHAs, local governments, DCEO, IHDA	Ongoing
Identify Priority Populations best suited for the use of housing choice vouchers available through the DCEO.	DCEO, IHDA	Ongoing
Implement efforts to preserve federally assisted housing at risk of expiring requirements through notification, enforcement, education, and resource allocation and incentives. Projects impacted include a wide range a federally assisted Section 8 properties, Rural Development Section 515 properties, and LIHTC properties:		
Design technical assistance, inspection enforcement, and financing programs to assist existing and new owners to preserve affordability, address exit tax and valuation issues, and quality of assisted housing units.	IHDA, equity funds, financial institutions, non-profit and for profit developers	Ongoing / Multi-year action
Develop preservation financial models, strategies, and program opportunities to maintain affordability and improve housing quality on housing units reaching expired restrictions and subject to the Federally Assisted Housing Preservation Act.	IHDA, equity funds, financial institutions, non-profit and for profit developers	Ongoing / Multi-year action
Support federal legislation to provide exit tax relief and similar tax incentives to promote preservation of existing affordable housing.	IHDA, equity funds, financial institutions, non-profit and for profit developers	**2010 Focus**
Explore opportunities to use tax-exempt bonds, new Treasury bond purchase program, and 4% tax credits for streamlined acquisition and preservation financing.	IHDA, non-profit and for profit developers	**2010 Focus**
Lead Based Paint Hazard Coordinated Strategies:		
Explore best practices for remediation and containment, and investigate current funding availability and usage.	DCEO, GRAC, IHDA, IDPH, IDPA	Ongoing
Explore coordination of housing rehabilitation through the Weatherization program with lead remediation programs.	DCEO, GRAC, IHDA, IDPH, IDPA	Ongoing

Housing Principle(s): Leadership

Lead Strategy: Leadership in promoting affordable housing and economic development

Priority Population(s) Served: Low income families, Low income seniors, Special needs populations, Homeless and at risk of homelessness, Live near work, Preservation

STRATEGIES / ACTIONS	AGENCIES / PARTNERS	2010 STATUS
Coordinate affordable housing inclusion in state and federal capital and economic development initiatives:		
Design and implement legislative update agenda for state and national leaders.	IHDA, Housing Task Force	**2010 Focus**
Encourage statewide expansion of Live Near Work and transit oriented development initiatives with new and existing partners.	IHDA, DCEO, TA providers	**2010 Focus**
Include Employer Assisted Housing programs in materials for the DCEO Opportunity Returns program; coordinate DCEO and IHDA staff presentations on Employer Assisted Housing; distribute Employer Assisted Housing materials through DCEO's Workforce Investment Boards.	DCEO, IHDA,	Ongoing
Market Employer Assisted Housing programs to all IDHS providers and the employers they work with.	IHDA, IDHS, local TA providers	Ongoing
Explore feasibility of rental housing pilot programs in rural communities and addressing the needs of migrant farm labor workers:		
Examine the need for farm laborer-based housing, including: the possibility of identifying specific unit targets and incentives to meet need; appropriate funding options with USDA-RD available for migrant farm-worker housing; and vehicles for ongoing assessment.	USDA-RD, IHDA, DCEO, IDPH, IMC	Ongoing
Review and promote information about farm workers' rights regarding their housing and Farm Labor Camp Law.	USDA-RD, IDPH, DCEO, IDHS, IHDA, IDHR Illinois Migrant Council	Ongoing
Increase planning coordination for transportation, economic development and housing to attract and retain businesses, maximize investment of state resources, and improve quality of life for people and communities:		
Position Illinois to take advantage of resources coming available through the CDBG Sustainable Communities Initiative (SCI), Livable Communities Act, or similar federal legislative initiatives to coordinate housing and transportation.	IHDA, DCEO, IDOT, All State Agencies, Housing Experts	**2010 Focus**

Lead Strategy: Leadership in promoting affordable housing and economic development (CONTINUED)		
STRATEGIES / ACTIONS	**AGENCIES / PARTNERS**	**2010 STATUS**
Increase planning coordination for transportation, economic development and housing to attract and retain businesses, maximize investment of state resources, and improve quality of life for people and communities (CONTINUED):		
Convene joint meetings between State agencies and local officials, major employers, planning organizations, developers and other interested parties in order to coordinate transportation and economic development plans with affordable housing plans.	Governor's Office and Legislature, IDOT, DCEO, IHDA, IDNR, ISTHA	Ongoing
Expand comprehensive planning resources and materials for communities to meet the housing needs of all members of the community.	IHDA, municipal officials, for profit and nonprofit developers, foundations, and community organizations.	Multi-year action
Work to fund and administer "Good Housing Good Schools".	ILGA, Governor's Office	Ongoing
Work to fund and administer the Local Planning and Technical Assistance Act.	ILGA, Governor's Office	Ongoing
Develop a production plan targeting capital and other resources for the construction, preservation, and rehabilitation of affordable housing for the Priority Populations:		
Support HEARTH Act funding to permit renewals funded separately from annual competitive grants; to truly allow 30% PSH production.	Housing Task Force	**2010 Focus**
Strengthen partnerships between State agencies in an effort to bring new federal dollars into Illinois and to maximize effective use of this funding to serve the Priority Populations.	Interagency Subcommittee, Housing Task Force	**2010 Focus**
Explore opportunities for use of Community Development Assistance Program (CDAP) funds for housing development to complement economic development activities.	DCEO	Ongoing
Work with IEPA to research potential of developing brownfields properties and identifying programs that can be used for housing development.	IEPA; HUD	Ongoing
Participate in the redevelopment of geographically targeted areas through planning, project criteria and incentives, and funding of housing development and rehabilitation:		
Identify and expand financing activities to address affordable housing issues in rural communities.	IHDA, DCEO	Ongoing
Encourage local jurisdictions to create forward-looking housing policy plans which will, among other things, allow private sector developers to construct work force affordable new homes.	IHDA, Housing Task Force	**2010 Focus**
Explore opportunities to enhance the marketing of employer assisted housing programs via integration with State industrial expansion initiatives and the implementation of the Affordable Housing Planning and Appeal Act.	IHDA, DCEO	Ongoing

Lead Strategy: Leadership in promoting affordable housing and economic development (CONTINUED)		
STRATEGIES / ACTIONS	AGENCIES / PARTNERS	2010 STATUS
Participate in the redevelopment of geographically targeted areas through planning, project criteria and incentives, and funding of housing development and rehabilitation (CONTINUED):		
Continued participation with interdepartmental coordination efforts, i.e. Team Illinois, Illinois Association of Small Counties and other place based development efforts.	State Agencies	Ongoing
Develop Technical Assistance programming to help foster quality application-ready proposals for affordable rental housing in areas of the State that have difficulties accessing State and Federal funding.	IHDA, IIRA, Rural Partners	**2010 Focus**
Establish and roll out an Illinois Affordable Housing Awards Program to increase awareness and knowledge of affordable housing innovations:		
Establish Illinois Affordable Housing Awards Program that recognizes outstanding work and innovation in the provision of affordable housing in various areas of the State.	Governor's Office, IHDA, GRAC, DCEO, Rural Partners	Ongoing
Develop Illinois Federal Housing Agenda to ensure preservation, reform and expansion of federal resources and legislation for affordable housing:		
Advocate for federal housing and services legislation and funding of Supportive Housing.	ILGA, Governor's Office	**2010 Focus**
Advocate/promote technical changes to HERA and/or HUD regulations to better administer NSP.	IDHS, IHDA, DCEO, Governor's Office, HUD	Ongoing
Document statewide affordable housing needs and best practices for planning with Federal administration to bring additional resources to Illinois.	IHDA, Governor's Office	**2010 Focus**
Promote funding and administration ease for the implementation of the recently established National Housing Trust Fund.	IHDA	**2010 Focus**
Work towards establishing preservation related State legislation.	ILGA, Governor's Office	Ongoing
Showcase Illinois' Home Modification Program nationally.	Governor's Office, IHDA	**2010 Focus**
Ongoing implementation of Affordable Housing Planning and Appeal Act:		
Adopt rules for operation of State Housing Appeals Board and appeal process.	IHDA / Community Partners/ Governor's Office	Ongoing
Complete the appointment of the State Housing Appeals Board to hear appeals brought in conjunction with provisions of the Act.	Governor's Office	Ongoing
Develop Uniform Performance Tracking System for affordable housing resources:		
Develop technology-based system with phased in incorporation of State agencies, federal and private and local reporting requirements. Develop capacity to track resource allocation, unit creation, geographic regions and population served.	All State Agencies	Ongoing

Lead Strategy: Leadership in promoting affordable housing and economic development (CONTINUED)		
STRATEGIES / ACTIONS	**AGENCIES / PARTNERS**	**2010 STATUS**
Promote equal access to quality housing for the full diversity of Illinois households through education, enforcement, and equitable allocation procedures:		
Develop system for tracking implementation of funding allocation procedures.	All State Agencies	Ongoing
Increase awareness of landlord-tenant rights and responsibilities through education programs and materials including information on fair housing.	IDHR, CIC, property owners.	Ongoing
Recognize communities that have actively engaged in promoting diversity for housing, and anti-discrimination activities and challenge barriers to fair housing.	IDHR, community fair housing groups	Ongoing
Working with the Illinois Department of Human Rights, ensure materials regarding fair housing are available to all recipients of State housing assistance and continue enforcement of State and federal fair housing laws including investigation of HUD-referred fair housing complaints.	IDHS, IHDA, IDHR, DCEO	Ongoing
Expand state's capacity to continue to research and identify funding resources from federal and private sources, and expand opportunities for coordination of these resources:		
Build capacity to research funding sources, and develop appropriate team to successfully apply. Work to identify development and other partners, and committing state housing resources as appropriate to maximize the resources.	Interagency Subcommittee	**2010 Focus**

APPENDICES

- Appendix A: The American Recovery and Reinvestment Act (ARRA) of 2009 – Housing Program Summary Chart;
- Appendix B: Additional Interdepartmental Coordination and Planning Opportunities;
- Appendix C: Glossary of Terms, Acronyms, and Agencies;
- Appendix D: Housing Task Force Members

Appendix A: ARRA – Housing Program Summary Chart

American Recovery and Reinvestment Act (ARRA) - Affordable Housing and Related Programs Summary

	Federal Agency / Program Name / *Catalog of Federal Domestic Assistance Number*	Funding Amount (U.S. / Illinois)	Administering Agency / State Portion	Federal Notice of Funding Availability (NOFA) Publication Date	Federal Application Due Date (for States or other eligible direct applicant)	Comments
1)	**HUD** / Low Income Housing Tax Credit (LIHTC) - Tax Credit Assistance Program (TCAP) / *CFDA# 14.258*	$2,250,000,000 / $94,676,979	**IHDA** / same	5/4/2009	6/3/2009	HUD approved on 6/26/09; Funded through HOME Program; See www.ihda.org and HUD-CPD Notice 09-03
2)	**Treasury** / Section 1602 (LIHTC Exchange) Program / *CFDA# N.A.*	N.A. / $100,890,223	**IHDA** / same	5/4/2009	May 2009 through December 2010	http://www.treasury.gov/recovery/LIH-grants.shtml; See www.ihda.org
3) *	**HUD** / Neighborhood Stabilization Program (Formula) (NSP I) / *CFDA# 14.228*	$3,920,000,000 / $172,509,479	**IDHS** (w/ IHDA via Interagency Agreement) / $53,113,044 grant approved 3/4/09	10/6/2008	12/1/2008	Final grant awards have been made; Also 13 Illinois local government formula grantees directly funded by HUD (total of $119,396,436)
*** NSP I was funded through the Housing and Economic Recovery Act (HERA) of 2008**						
4)	**HUD** / Neighborhood Stabilization Program (NSP) II / *CFDA# 14.256*	$1,930,000,000	N.A. - national competition	5/4/2009 (with 6/11/09 corrections)	7/17/2009	IHDA is a partner in 2 applications; States, Local Governments, Non-Profits are eligible applicants; Grant awards pending
5)	**HUD** / NSP Technical Assistance / *CFDA# 14.256*	$50,000,000	N.A. - national competition	5/4/2009	6/8/2009	Grants announced by HUD on 8/26/09; One State grantee in Illinois
6)	**HUD** / Community Development Block Grant (CDBG-R) / *CFDA# 14.253*	$1,000,000,000 / $46,321,519	**DCEO** / $8,585,276	5/4/2009	6/29/2009	State's funding approved by HUD on 7/28/09; Balance of State funding amount to be administered by 48 Illinois CDBG Entitlement cities and counties

ARRA - Affordable Housing and Related Programs Summary (Continued)

	Federal Agency / Program Name / *Catalog of Federal Domestic Assistance Number*	Funding Amount (U.S. / Illinois)	Administering Agency / State Portion	Federal Notice of Funding Availability (NOFA) Publication Date	Federal Application Due Date (for States or other eligible direct applicant)	Comments
7)	**HUD** / Homelessness Prevention and Rapid Re-Housing Program (HPRP) / *CFDA# 14.257*	$1,500,000,000 / $70,865,285	**DCEO** / $20,286,504	3/19/2009	5/18/2009	HUD approved State's grant on 7/13/09; Funded through Emergency Shelter Grant Program; Also 19 Illinois city and county direct HUD grantees
8)	**DOE** / Weatherization Assistance Program (WAP) / *CFDA# 81.042*	$5,000,000,000 / $242,526,619	**DCEO** / $242,526,619 ($107,590,672 in 2010)	3/12/2009	5/12/2009	Funding will go through existing 36 Illinois Community Action Agency (CAA) network; New emphasis on affordable rental housing
9)	**DOE** / State Energy Program / *CFDA# 81.128*	$3,100,000,000 / $101,321,000	**DCEO** / $101,321,000	3/20/2009	5/12/2009	DCEO - Division of Energy
10)	**DOE** / Energy Efficiency & Conservation Block Grant (EECBG) Program / CFDA# 81.128	$3,200,000,000 / $112,175,600	**DCEO** / $21,834,600	3/26/2009	6/25/2009	52 Illinois Cities and 10 Counties also directly funded.
11)	**HUD** / Public Housing Capital Fund (Formula) / *CFDA# 14.885*	$2,985,000,000 / $221,498,521	N.A. - allocated directly to 99 local housing authorities in Illinois	3/18/2009	Annual Statements were due to HUD on 4/10/2009; PHA Agency Plan Amendments were due to HUD on 5/4/2009	See PIH Notice 2009-12
12)	**HUD** / Public Housing Capital Fund (Competitive) / *CFDA# 14.884*	$99,500,000 / N.A.	N.A. - national competition	5/7/2009	6/1/2009 and 7/21/2009, depending on category	See referenced NOFA for further instructions; CHA and Winnebago County Housing Authority among early grantees
13)	**HUD** / (Section 8) Project-Based Rental Assistance Program / *CFDA#s 14.317*	$2,000,000,000 / $103,309,941	N.A. - to qualifying local projects	N.A.	N.A.	Additional funding to renew and extend existing contracts

ARRA - Affordable Housing and Related Programs Summary (Continued)

	Federal Agency / Program Name / *Catalog of Federal Domestic Assistance Number*	Funding Amount (U.S. / Illinois)	Administering Agency / State Portion	Federal Notice of Funding Availability (NOFA) Publication Date	Federal Application Due Date (for States or other eligible direct applicant)	Comments
14)	**HUD /** Assisted Housing Stability / Energy / Green Retrofit Program / *CFDA# 14.318*	$250,000,000 / N.A.	N.A. - to qualifying local projects	5/13/2009	Projects waitlisted by submittal date	Grants and loans for green retrofit projects on Project-Based Section 8 / Section 202 / Section 811 properties (see HUD Housing Notice 09-02)
15)	**HUD** / Healthy Homes Program (*CFDA# 14.910)* / Lead Based Paint Hazard Control (*CFDA# 14.907)*	$7,100,000,000 / N.A.	N.A.	N.A.	N.A.	Grant process already completed: University of Illinois Chicago (UIC) $973,982 (14.910); East Moline $2.114,670 (14.907)
16)	**IRS /** Homebuyer Tax Credit Program / *CFDA# N.A.*	N.A.	N.A.	N.A.	Extended availability through June 30, 2009	Up to an $8,000 credit for qualifying first-time homebuyers; A companion IHDA tax credit loan available
17)	**USDA - Rural Development (RD) /** Section 502 Direct Homeownership Loan Program / *CFDA# 10.410*	$1,000,000,000 / N.A.	N.A. - but available through USDA-RD County Offices	N.A.	N.A.	Borrowers must meet Low Income / Very Low Income eligibility requirements (50% - 80% AMI)
18)	**USDA - RD /** Section 502 Homeownership Loan Guarantee Program / *CFDA# 10.410*	$10,472,000,000 / $260,585,666	N.A. - to be administered through USDA-RD: State Office and County Offices	N.A.	N.A.	Borrowers must meet Low Income / Moderate Income eligibility requirements (80% - 115% AMI)

NOTE: Other resources and changes to positively impact the marketability / feasibility of tax-exempt bond financing for affordable housing were also included in ARRA, but are not detailed on this chart.

NOTE: Similarly, President Obama's Homeownership Financial Stability Plan also offers significant opportunities through refinancing and loan modification programs to assist homeowners avoid foreclosure by renegotiating their loans with federal financial supports. These are detailed on the prior narrative portion.

NOTE: See www.hud.gov; www.recoveryillinois.gov; and www.ihda.org for more information.

Chart current as of 12/7/2009

Appendix B: Additional Interdepartmental Coordination and Planning Opportunities

The Housing Task Force's efforts to improve and facilitate interdepartmental coordination are ongoing and expanded each year. Current efforts include the following advisory councils appointed by the Governor and interagency coordination efforts. State agencies are working to review and recommend improvements to systems addressing the needs of Illinois residents and various subpopulations, and assure consistency with the Comprehensive.

The chart below outlines the major existing advisory groups, their authorizing source, and current status

Group/Lead Agency	Authorization Source	Purpose	Status
1. Disabilities Services Advisory Committee (DSAC)/Illinois Department of Human Services (IDHS)	PA 93-0638	The Disabilities Services Plan developed by the DSAC and submitted to the Governor's Office in March 2006 provides a framework for change to improve Illinois' compliance with both the Americans with Disabilities Act (ADA) and the Olmstead decision.	The DSAC has initiated planning activities: 1) to formulate recommendations for the Governor and 2) to provide input into implementation of the Illinois Money Follow the Person Demonstration. Recommendations include $3 million for a cross-disability bridge rental subsidy program for persons with disabilities who are transitioning from institutional care, and $4.85 million for the continued development and expansion of housing options for persons with mental illnesses.
2. Older Adults Services Advisory Committee (OASAC)/Illinois Department on Aging (IDoA)	PA 93-1031	Goals include improving services for older adults in the State, including reduction of the number of persons in nursing homes across the State and the encouragement of assisted and supported living facilities, as well as increasing home- and community- based living and service opportunities for older adults.	In 2010, the OASAC Executive Committee will engage in facilitated planning process to develop a plan to rebalance long term care and recommend the plan to the state before September 2010.
3. Governor's Statewide Community Safety and Re-Entry Working Group/Illinois Department of Corrections (IDOC) and Illinois Department of Human Services (IDHS)	Administrative Action	The Commission released its report in May 2008, entitled "Inside Out: A Plan to Reduce Recidivism and Improve Public Safety." The report's recommendations on housing include developing new supportive housing units for persons with mental illness, HIV/AIDS or substance abuse issues. The report recommends strategies to remove barriers to housing for ex-offenders, such as advocacy for additional housing vouchers.	Based on the recommendations of the report, IDOC partnered with CSH as they sponsored 14 planning grants throughout the state. The grantees represented communities along the 10 high impact areas of offender release. The grantees forged relationships indigenous to communities to establish a comprehensive plan for tangible supportive housing units. CSH in collaboration with IDOC will review the most effective proposal and designate one submission for execution. The grantees were also encouraged to input community resources tailored toward the needs of the formerly incarcerated into ReentryIllinois.net. The long term goal is to establish this site as a repository for ex-offender resources.

Group/Lead Agency	Authorization Source	Purpose	Status
4. HIV/AIDS Housing Steering Committee/Illinois Department of Public Health (IDPH)	Administrative Action		IDPH has established a housing committee through the members of the HIV CARE Connect Regions to plan for the housing needs of persons living with HIV disease. The Department has funded housing facilities in the State of Illinois to address recommendations of the HIV/AIDS housing plan.
5. Illinois Mental Health Planning & Advisory Council (IMHPAC)/Illinois Department of Human Services (IDHS)	Federal-Title XX- Mental Health Block Grant (OBR Act-1991)	One of IMHPAC's goals is to increase awareness and provide basic sponsor/developer skill-set training on housing persons with mental illness.	Currently working with Corporation for Supportive Housing's Supportive Housing Institutes. These Institutes aim to result in increased production of permanent housing options for persons with mental illness and co-occurring disorders in Illinois.
6. Money Follows The Person	CMMS Funding Requirement and P.A. 95-438	The OP, as required by CMS, describes the strategies that will be used to assure, or expand, availability of affordable and accessible housing options that serve as qualified residences for the approximately 3,400 persons who will transition to community-based housing under Illinois' MFP Demonstration. The housing strategy section of Illinois' OP is focused on allowing for policies and practices that support assisting the individual to move into situations that reflect the highest possible levels of personal choice and ownership.	As of June 30, 2009, the IDHS Department of Mental Health has transitioned 2 persons to community-based settings and IDHS Department of Rehabilitation Services has transitioned 14 persons to community-based settings. IDoA has contracts in place to transition 15 of the first 25 transitions planned and expects to be able to announce successful transitions within the next six months.
7. TEAM Illinois (Together Everyone Accomplishes More)	Governor's directive	TEAM Illinois is a DHS managed interagency committee designed to coordinate the delivery of needed State services and programs to targeted communities across Illinois.	The current TEAM Illinois communities are: Pembroke Township in Kankakee County; Alexander County; East Aurora; Savanna (Carroll County); Venice (Madison County); and the Englewood neighborhood in Chicago. Applications for affordable housing development in TEAM Illinois communities are granted additional scoring points on applications for Low Income Housing Tax Credits.
8. The Interagency Coordinating Committee on Transportation (ICCT)	P.A. 93-0185	The ICCT works at the state agency level, holding regular meetings between all state agencies that fund transportation programs for disadvantaged populations and related nongovernment service agencies. Chaired by the Office of the Governor, the ICCT is co-chaired by the Illinois Department of Transportation (IDOT) and Work, Welfare, and Families (a statewide not-for-profit agency).	ICCT rovides a clearinghouse of information designed to help improve coordination of community-based transportation programs, provide up-to-date information and communications services to local areas, and deliver technical assistance programs that address critical gaps in transportation services.

Appendix C: Glossary of Terms, Acronyms, and Agencies

State Agencies and Departments:

CDB	Illinois Capital Development Board
CMS	Illinois Department of Central Management Services
CMMS	Center for Medicare and Medicaid Services
DCEO	Illinois Department of Commerce and Economic Opportunity
DCFS	Illinois Department of Children and Family Services
DMH	IDHS Division of Mental Health
GOMB	Governor's Office of Management and Budget
IDFPR	Illinois Department of Financial and Professional Regulation
IDHFS	Illinois Department of Healthcare and Family Services
IDHR	Illinois Department of Human Rights
IDHS	Illinois Department of Human Services
IDNR	Illinois Department of Natural Resources
IDoA	Illinois Department on Aging
IDOC	Illinois Department of Corrections
IDOT	Illinois Department of Transportation
IDPH	Illinois Department of Public Health
IDVA	Illinois Department of Veterans Affairs
IEPA	Illinois Environmental Protection Agency
IHDA	Illinois Housing Development Authority
ISTHA	Illinois State Toll Highway Authority

Federal/State/Local/and Other Partners:

AAAs	Area Agency on Aging – Local organizations that provide services and programs for seniors.
ARRA Housing Working Group	A working group formed by the Governor of Illinois to manage access and use of available American Recovery and Reinvestment Act of 2009 funds to address pressing housing-related issues in Illinois.
CAAs	Community Action Agencies
CHDOs	Community Housing Development Organizations - a designated non-profit with the federal HOME program.

Federal/State/Local/and Other Partners (Continued):

Chicago DCD	City of Chicago Department of Community Development - Created in January of 2009 to promote and preserve job creation, business development and affordable housing. DCD contains the former Chicago Department of Housing (DOH).
CIL	Centers for Independent Living - Local organizations that provide services and programs for people with disabilities to help them live more independently.
CRN	Chicago Rehabilitation Network – A non-profit technical assistance provider and advocacy agency.
CSH	Corporation for Supportive Housing – A non-profit technical assistance provider for homeless and special needs housing and services.
DSAC	Disability Services Advisory Committee.
FHLBC	Federal Home Loan Bank of Chicago (Illinois &Wisconsin).
GNHSTF	Governor's Nursing Home Safety Task Force.
GRAC	Governor's Rural Affairs Council.
GSE	Government Sponsored Enterprise (Most commonly referring to FHLB, Fannie Mae, Ginne Mae, & Freddie Mac).
HUD	U.S. Department of Housing and Urban Development.
IMHPAC	Illinois Mental Health Planning and Advisory Council.
LAAs	Local Administering Agencies under the Rental Housing Support Program.
LSHAC	Lead Safe Housing Advisory Council.
LSHSTF	Lead Safe Housing State Task Force
NCSHA	National Council of State Housing Agencies.
NGA	National Governors Association.
OASAC	Older Adults Services Advisory Committee.
OHCS	Office of Housing Coordination Services.
OMB	U.S. Office of Management and Budget, Executive Department.
PHA	Public Housing Authority.
Re-entry Working Group	Governor's Statewide Community Safety & Reentry Commission.
TA Providers	Technical Assistance Providers.
USDA-RD	U.S. Department of Agriculture-Rural Development Office.

Funding Programs and Projects:

ARRA	American Recovery and Reinvestment Act of 2009 - ARRA programs for affordable housing development and operating funding are allocated through the HUD, with some tax-based development funding allocated through the Treasury and IRS. See Full list of housing-related programs funded and created by the ARRA is provided in Appendix A of this document.
Build Illinois / Capital Fund	Illinois Affordable Housing Capital Fund created in 2009 by the Illinois General Assembly - $100,000,000, is appropriated for affordable housing grants, loans, and investments for low-income families and persons and an additional $30,000,000 is appropriated specifically to assist at risk displaced veterans and low income persons with disabilities.

Funding Programs and Projects (Continued):

CDAP	Community Development Assistance Program, grants for home repair.
CDBG	Community Development Block Grant
CDBG Disaster Recovery Program	Federally authorized disaster recovery programs (1771 ("Midwest") and 1800 ("Ike")) are available in designated counties within Illinois. These recovery programs require an affordable housing creation and preservation component. Over $64 million available for housing programs from CDBG Disaster Recovery programs is anticipated to be available in eligible areas. Administered by DCEO and IHDA
Equity Replacement Program	IHDA equity assistance program to assist approved LIHTC developments having trouble syndicating credits. Combines the ARRA approved HUD Tax Credit Assistance Program (TCAP) and the Treasury Section 1602 Program under one application.
First-Time Homebuyer Tax Credit	Up to an $8,000 federal tax credit for qualifying first-time homebuyers (extended until June 30, 2010) - also a $6,500 tax credit for repeat buyers is available.
HERA	Housing and Economic Recovery Act of 2008 – A federal law designed to address the sub-prime mortgage crisis, passed by the United States Congress on July 24, 2008. Authorizes, among other programs, the Neighborhood Stabilization Program.
Home-Modification Program	Funded through the Illinois Affordable Housing Trust Fund, the Home-Modification Program is used to finance mobility and accessibility improvements for mobility impaired seniors and persons with disabilities.
HPRP	ARRA authorized **Homelessness Prevention and Rapid Re-Housing Program** to be used to support homeless prevention activities, including short term and long term rental assistance, housing stabilization and other relevant activities to support homelessness prevention and rehousing efforts.
HOME START Programs	IHDA-administered first-time homebuyer mortgage program designed to provide qualifying homebuyers safe 30-year fixed-rate mortgages. Also available with a Home Start Down Payment Assistance (DPA) Loan which allows Illinois first-time homebuyers to access additional funds upfront to help with the down payment. The DPA Loan is a 10 year, 0 percent, non-amortizing, forgivable loan in the amount of 3% of the purchase price up to $6,000.
HOPWA	Housing Opportunities for Persons with AIDS - federal funding to provide housing and services to this disabled population. Administered at the State level by IDPH.
GRF	(State) General Revenue Funds, coming from general collected State tax revenues, not dedicated funds.
IHWAP	Illinois Home Weatherization Assistance Program – administered by DCEO, includes monies from the U.S. Department of Energy, a HHS-LIHEAP Grant, State Supplemental Energy Assistance Fund, Energy Conservation and Home Repair Program), and ARRA-authorized Weatherization Assistance Program funds.
I-Loan	Former name of IHDA first-time homebuyer mortgage program (also I-Loan Tax Credit Certificate, Opportunity I-Loan, G-I Loan For Heroes), now known as HOME START programs.
LIHTC	Low Income Housing Tax Credit - provides federal income tax credits to investors in low-income multi-family rental housing.

Funding Programs and Projects (Continued):

MCC	Mortgage Credit Certificates - a tax credit for first-time homebuyers.
MRB	Mortgage Revenue Bonds - tax exempt bond financing for first-time homebuyers or rental housing, both income qualified.
National Housing Trust Fund	Authorized by the HERA, this state-administered resource, once capitalized, will be used to provide communities with funds to build, preserve, and rehabilitate rental homes that are affordable for extremely and very low income households. The National Housing Trust Fund is likely to be funded in 2010 with TARP resources. Of the total funding, 75% of funds are to benefit persons or households at 30% AMI or below.
NIBP	New Issue Bond Program - a new U.S. Treasury Department finance program to provide low-cost, fixed rate financing for the acquisition/rehabilitation or construction of affordable multi-family housing projects credit enhanced or insured by Fannie Mae, Freddie Mac, Ginnie Mae, and FHA.
NSP	Neighborhood Stabilization Program – HERA authorized HUD funding to address the mitigation of vacant and foreclosed properties in communities.
NSP II	Neighborhood Stabilization Program II – ARRA-authorized federal funding to address the impact of vacant and foreclosed properties in communities – to be administered via direct competitive review process.
RHSP	Rental Housing Support Program – State-funded rental assistance program to assist extremely and severely low-income households. Funded through new fee on mortgage recording documents. Includes program component to provide Long Term Operating Support (LTOS).
Section 8	Federal (HUD) rental assistance providing rent payments to landlords of eligible low-income individuals and families, based on the income of the recipient. Most common programs are project-based Section 8 and Housing Choice Vouchers. Tenant household generally pays 30% of household income for rent and utilities.
Section 515	Federal Rural Rental Housing Loan Program from the U.S. Department of Agriculture.
SLF	Supportive Living Facilities and Assisted living facilities program operated by IDHFS funded through Medicaid waivers.
TARP	Troubled Asset Relief Program - a federal program to purchase assets and equity from financial institutions in order to strengthen the nation's financial sector.
TANF	Temporary Assistance to Needy Families (federal welfare program)

Other Relevant Terms:

AHPAA	**Affordable Housing Planning and Appeal Act** - Non-exempt communities under the AHPAA have been determined to have less than 10% total affordable housing and are required to adopt and implement local affordable housing plans.
ARRA	**American Recovery and Reinvestment Act of 2009** - a sweeping stimulus package that includes federal tax relief, expansion of unemployment benefits and other social welfare provisions, and domestic spending in education, health care, and infrastructure. See full list of housing-related programs funded and created by the ARRA is provided in Appendix A of this document.
Choice Neighborhoods Initiative	A proposed federal initiative that could provide competitive grants to PHAs and non-profits for the "transformation, rehabilitation, and replacement needs of both public and HUD-assisted housing," in addition to other activities designed to strengthen and transform surrounding neighborhoods. Part of the HOPE VI program; may replace it

Other Relevant Terms (Continued):

Continuum of Care	A local or regional group of homeless services and housing providers required under HUD McKinney Vento Act funding to ensure local/regional priority needs are being annually addressed. Illinois has statewide coverage.
Comprehensive Housing Planning Act	**Illinois Public Act 94-965** provides that the State of Illinois shall prepare and be guided by an annual comprehensive housing plan that specifically addresses certain underserved populations. Creates Housing Task Force.
Executive Order 2003-18	Governor's comprehensive housing initiative issued on 9/16/2003 to establish a statewide Housing Task Force to develop a comprehensive State housing plan, encourage joint state agency funding, and establish six Priority Populations (underserved).
High Cost Mortgage Act	A State law that protects borrowers who enter into high-risk home loans from abuses that can occur in the credit marketplace.
HEARTH Act	The federal Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act-passed in 2009 federal Act that extends resources to communities to be used for prevention and re-housing homeless persons or persons facing homelessness. The HEARTH Act changes the current Emergency Shelter Grant Program to the Emergency Solutions Grant (ESG) Program, and almost doubles the amount for ESG to 20 percent of the total for homeless assistance. The HEARTH Act consolidates the federal Supportive Housing Program, Shelter Plus Care, and the Section 8 Moderate Rehabilitation/Single Room Occupancy Program into a single Continuum of Care program. Communities will now apply to one program rather than three, reducing the administrative burden and increasing flexibility and local decision-making. Also a rural homelessness program to be created.
Housing / Transportation / Employment Working Group	A CY 2010 Working Group of the Housing Task Force created by the 2010 ACHP with the purpose of investigating the linkage between Housing and Transportation costs and weight the statewide implications of this linkage.
HUD Lead Safe Housing and EPA Remodeling and Repair Rules	These rules require lead-based paint hazard reduction and lead safe work practices in all single-family and multi-family residential property and housing built before 1978, the year lead-based paint was banned nationally for residential use, regardless of whether such property and housing receives Federal Assistance or not. HUD and EPA regulations set lead-hazard elimination requirements that emphasize eliminating lead in house dust. HUD regulation specifically requires dust-sample testing after paint is disturbed to make sure the home is lead-safe. These Regulations affect residential or rental property owners and managers, general contractors, and specialty trade contractors such as painters, plumbers, carpenters and electricians.
ILHousingsearch.org	An inter-agency, statewide Housing Locator system launched in 2009 to allow all residents to search and list rental properties for free. ILHousingSearch.org is an interactive web portal designed to allow users to search the most current listings by a wide range of criteria including: rent range, accessibility features, location, bedrooms, screening criteria, acceptance of vouchers, school district, allowance of pets, deposits and fees, and proximity to transit. The Housing Locator is supported by a call center with a toll-free number to assist users, and support property owners or managers with registration and property listing in order to maintain the most current listings possible. Funded by IHDA, IDHS, IDHFS, and IDoA.
Livable Communities Act	A federal Senate bill/legislation designed to encourage sustainable development at the local, regional, and federal level by helping communities reduce traffic congestion, reduce greenhouse gas emissions and fuel consumption, protect green spaces, create more affordable housing, and revitalize existing urban centers.

Other Relevant Terms (Continued):

Mainstream Vouchers	Mainstream Program vouchers enable families having a person with disabilities to lease affordable private housing of their choice. Mainstream program vouchers also assist persons with disabilities who often face difficulties in locating suitable and accessible housing on the private market.
Money Follows the Person	A federal rebalancing demonstration program administered by IDHFS enacted by the Deficit Reduction Act (DRA) of 2005. Part of a comprehensive strategy to assist states in collaboration with stakeholders, to make widespread changes to their long-term care support systems by allowing people who need long-term care to live in their own homes and communities or in a setting of their choice.
NOFA	Notice of Funding Availability is an announcement of the availability of targeted funding, frequently used by HUD.
Norman Decree	Judicial decree requiring adequate funding to support wards of the State.
Preservation Compact	A rental housing strategy for Cook County developed under the funding and leadership of the MacArthur Foundation. The goals of the Preservation Compact include: building consensus on the goals and priorities for preserving affordable rental housing in Cook County; development of an Action Plan of preservation tools and strategies; and gaining commitment from key stakeholders with the capability to implement tools and strategies.
RFP	Request for Proposals for targeted funding or to procure certain types of assistance.
Rural / Small Cities Working Group (R/SC Working Group)	A working group was originally created by the Housing Task Force in 2004 and to be reconvened in 2008 to bring together experts from inside and outside the Housing Task Force to explore housing issues effecting Illinois' rural communities and small cities.
Supportive Housing Working Group	A working group created by the Housing Task Force in 2007 to evaluate and present common understanding of barriers and best practices for increased and improved development of supportive housing.
SCI	The **Sustainable Communities Initiative** is a federal inter-departmental partnership between HUD, Department of Transportation, and the Environmental Protection Agency designed to look at, among other things, the linkage between Housing and Transportation costs. Some funding under the SCI has been announced, and more opportunities are anticipated. Initial funding to come through CDBG program.
TIF	**Tax Increment Financing** - Municipalities in Illinois have the authority to undertake public and private redevelopment projects in blighted areas via Tax Increment Financing (TIF) districts. There are several TIF mechanisms that may apply to affordable housing: local issuance of bonds to fund public improvements; reimbursement of development expenses; and use of tax increment revenues to pay for up to 50 percent of the direct cost of construction of new housing units to be occupied by low- and very low-income households.
Team Illinois	A Governor's place-based initiative working with the following Illinois communities: Alexander County, East Aurora, Pembroke Township, Savanna, Venice, and the Englewood neighborhood in Chicago. Team Illinois partners with local residents, elected officials and other stakeholders in communities that face multiple challenges and concentrate state resources in these communities in order to help build stronger infrastructures, achieve economic turnaround and create a foundation for future growth.

Appendix D: Housing Task Force Members

* Executive Committee member
• Interagency Subcommittee member

HOUSING TASK FORCE CHAIR:
Gloria L. Materre * •
Executive Director
IL Housing Development Authority

HOUSING TASK FORCE VICE CHAIR:
Robert Grossinger *
Senior Vice President
Bank of America

State Agency/ Office Members:
Illinois Department on Aging •
Illinois Department of Children and Family Services •
Illinois Department of Commerce and Economic Opportunity *•
Illinois Department of Financial and Professional Regulation •
Illinois Department of Healthcare and Family Services •
Illinois Department of Human Rights
Illinois Department of Human Services *•
Illinois Department of Natural Resources •
Illinois Department of Public Health
Illinois Department of Transportation •
Illinois Department of Veterans' Affairs •
Illinois Environmental Protection Agency (IEPA) •
Illinois Governor's Office •
Illinois Governor's Office of Management and Budget * •
Illinois Housing Development Authority *•
Illinois Lieutenant Governor

Housing Expert Members:
Sue Augustus
Executive Director
Corporation for Supportive Housing

Robin Benson
Homeownership Project Manager
Illinois Assistive Technology Program

Representative for United States Congressman Danny Davis (D-7th)

George Dinges *
President/Vice President
Development Services Group

Representative of the U.S. Dept. of Housing and Urban Development (HUD)

Bruce Gottschall (Retired)
Former Executive Director
Neighborhood Housing Services of Chicago

State Representative Julie Hamos (D-18th)
(Designated by Illinois House of Representatives Speaker)

King Harris
Senior Executive
Chicago Metropolis 2020

Sharon Hess *
Director
Southern IL Coalition for the Homeless

Brian Hollenback *
Executive Director
Rock Island Economic Growth Corporation

Representative of Office Illinois Senate President

Representative of Office of Illinois Senate Minority Leader

Will Jordan
Executive Director
Metropolitan St. Louis Equal Housing Opportunity Council

Cherita Logan *
Executive Director
Sankofa

William Malleris *
Retired developer

Vicki Manson
Director of Neighborhood Development
City of Rockford

Ofelia Navarro
Executive Director
Spanish Coalition for Housing

Barry Ramsey
Housing Programs Director
U.S. Dept. of Agriculture

Representative of the Office of Congressman Bobby Rush *
Office of U.S. Rep. Bobby Rush (D-1st)

Ellen K. Sahli
First Deputy Commissioner
City of Chicago Department of Community Development

Eloy Salazar
Executive Director
Illinois Migrant Council

Robin Snyderman *
Housing Director
Metropolitan Planning Council

Dr. Cynthia Struthers
Illinois Institute for Rural Affairs
Western Illinois University

John Voit
Seguin Services
(Designated by Illinois House of Representatives Minority Leader)

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